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September 2015

LONDON DESIGN FESTIVAL

Notting Hill's Native & Co celebrates Japanese craftsmanship

Actress BEL POWLEY on teenage dreams

HOT SEAT

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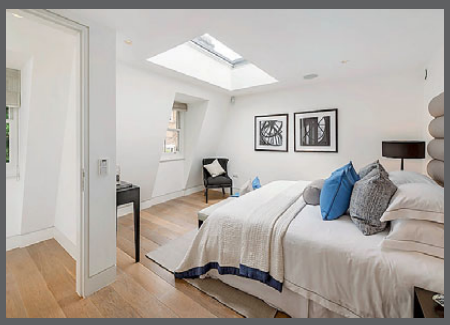
Lexham Mews, Kensington, W8

£3,150,000 Freehold



A beautifully presented three bedroom mews house, occupying 1,716 sq ft over three floors, with excellent entertaining space and the benefit of a garage.

1,716 sq ft (159.4 sq m)
Drawing room | Kitchen/breakfast area | Master bedroom with dressing room and en suite bathroom | Two further bedrooms | Shower room | Utility room | Garage | EPC Rating D

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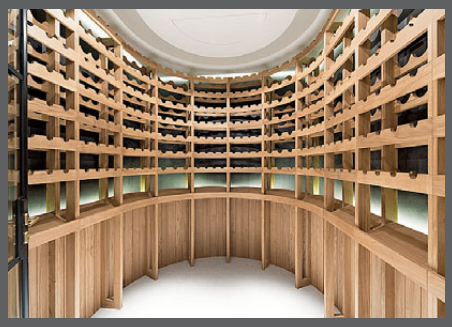
Clarendon Works, Notting Hill, W11

£8,500,000 / £6,500 per week*



An outstanding and iconic, former industrial building, converted to create a unique family house with an integral garage.

Freehold

4,091 sq ft (380.1 sq m)
Kitchen/Dining room | Drawing room | Family room | Media room | Four bedrooms | Three bath/Shower rooms | Utility room | Wine cellar | Cloakroom | Garage | Terrace | EPC Rating D

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*The following Tenant charges may apply prior to tenancy commencement: Tenancy Agreement £210 (inc VAT) Credit References per application £54 (inc VAT). All advertised prices are excluded and other associated services.

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HOLLAND PARK, W11

An unmodernised top floor flat with plenty of natural light, fabulous views and a wonderful roof terrace.
Approx. 1,686 sq ft. Energy Rating: E.

3 bedrooms, bathroom, reception room, kitchen/dining room, roof terrace.

Lease to 3001 Guide Price £2,500,000

ADDISON ROAD, W14

A newly refurbished 4th floor flat in smart modern building and with spacious accommodation with the benefit of a balcony.
Approx. 786 sq ft. Energy Rating: C.

2 double bedrooms, bathroom, open-plan kitchen, balcony, lift.

Freehold Share Guide Price £1,250,000

LADBROKE GROVE, W11

A spacious 1st floor flat situated away from the road to the rear of a popular portered block, with lovely views over communal gardens. Approx. 551 sq ft. Energy Rating: D.

Bedroom, bathroom, reception, balcony, lift, caretaker.

Lease to 2158 Guide Price £750,000

HOLLAND PARK 020 3151 6256 hollandpark@johndwood.co.uk

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CAMPDEN STREET, W8

A charming Victorian house which benefits from an abundance of natural light as the main rooms face south. The house is in good decorative order throughout and benefits from a pretty patio garden as well as a south facing balcony off the main bedroom. Approx. 1,440 sq ft. Energy Rating: E.

3 bedrooms, 2 bathrooms (1 en suite), drawing room, kitchen/dining room, cloakroom, study, balcony, garden.

Freehold Guide Price £2,900,000

AIRLIE GARDENS, W8

A top floor maisonette with development potential, now requiring modernisation. Benefits from lift access, separate storage room, access to wonderful communal gardens and two private roof terraces which provide far reaching views across London. Approx. 978 sq ft. Energy Rating: C.

2 bedrooms, bathroom, reception, storage room, lift access, 2 private roof terraces, communal gardens.

Lease to 2055 Guide Price £1,100,000

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Letter from the EDITOR

Where is your teenage diary right now? Mine is lying alone in my parents' shed, sealed with a tiny rusted padlock that struggles to contain the fat, waterlogged pages; all filled with secrets long forgotten. So I decided to revisit a few. Like the entry of May 21 1999, when I was wrought with guilt about a 'love triangle' with two ginger-haired boys named Mark (as in, I 'loved' them both, but spoke to neither). Apparently they were fighting for the top spot in our school's *Westlife* cover band at the time; it was cut-throat. Then there's the log of 22 June 1998 (which I wrote in code for safety), where I brag with audacity about drinking a single can of Tennents and list the qualities of my 'ideal man' (brown eyes, good at air hockey, must have an unconditional love for Dr Dre's music). Evidence of my pre-teen moroseness can be found on every page thanks to my diary 'logo' – a lugubrious, frowning globe with 'Planet Unhappy' scrawled underneath in bubble writing.

When we dust off our teenage confessions, we expect to find a poetic narrative of our youth – remnants of the tortured artist that lurks beneath. Most of us will just find a few hearts dotted over the letter I and some mercurial monologues about PE class. But that's not the case for Minnie, the main character in Marielle Heller's new film, *The Diary of a Teenage Girl*. Played by west London actress Bel Powley, the eloquent 15-year-old uses her casette tape audio diary to help navigate her way through the complexities of teenage life and sexuality. On page 18, we speak to Bel about on-screen portrayals of female adolescence, and her success as the breakout star of Sundance Film Festival.

The whole thing has me hankering to revive that 90s diary. I just need to practise my logo... I hope you enjoy this issue.

Catherine McCabe, Editor

interviews

The SUNDANCE KID

Shepherd's Bush born actress Bel Powley was the star of this year's Sundance Film Festival, but as she tells Stephen Milton, there's still a long road ahead

Bel Powley's enjoying an impressive trajectory of late. Her breakthrough moment was the toast of Sundance Film Festival earlier this year for her compelling performance in Marielle Heller's *The Diary of a Teenage Girl*. It's a breakthrough strikingly similar to that of Carey Mulligan for *An Education*, who deservedly went onto to land an Academy Award nomination for Best Actress.

One can think of worse footsteps to follow in, and Bel's career trajectory looks sigh. "People always assume that when you've broken out, it's just happened. But I've been doing this for 10 years. I've been acting since I was 13, it's been baby steps. It wasn't, "I did a couple episodes of Brendorm and then welcome to Hollywood," she says. "I was working in London and New York in TV and on stage for years and moved into film. It actually feels like a slow, steady progression. It's great that it's very good, it's all happening so quickly." She pauses and ponders her last words. "Although to be honest, " you're the Queen of Sundance,' the Sundance breakout," that's wanted. It's just, I know everything is a moment in time, you know. Right now, everything is amazing, everything is amazing but this industry is risky business. I've a long way to go. And I'm prepared to graft to get there.

The daughter of an actor father and casting director mother, the sharp-tongued 23 year-old from Shepherd's Bush is indeed, no overnight sensation. Early performances on BBC's spy series, *All High* lead to steady work throughout her teens in *Little Dorrit* and Robbie Coltrane crime drama *Shadowland*. On stage, a debut at the Royal Court's at 17 lead to stirring work in Arcadia on Broadway opposite Tom Riley and West End stints with Damian Gorey.

People always assume that it's just happened but I've been doing this for 10 years

Finally, her transition to the big screen is causing persistent ripples. After a smoking turn as young Princess Margaret in the quietly received *A Royal Night Out*, latest release *The Diary of a Teenage Girl* showcases Bel's stirring ability to carry an emotionally driven script on her petite shoulders.

She dazzles bright as thoughtful adolescent Minnie, struggling to navigate the fresh waters of intimacy with her older lover, a subdued Alexander Skarsgård, who also happens to be boyfriend to her spirited mother (Kristen Wiig) Set against magnolia hues and abstract imagery, it's a provoking portrayal of female adolescence, offering a path often neglected by Hollywood. "It's so honest," Bel explains over a quickly line while she promotes the film at the Edinburgh Film Festival. "It's such an honest account of what it like to be a teenage and of sex. Female sexuality in the years of 13 to 16 is still such a taboo subject, whereas boys at that age, we hear all about them wanting to get laid. But where is the story for the girls?

I wanted to be part of that conversation. And I found that I was so like Minnie. On the surface, I appeared confident and precocious at times but I had that inner teenage struggle. I remember the years that I really learned to love myself, accept myself for who I am, the way I looked, and I relate to the way, because it's a tough period to go through."

The film's central sexual relationship between a 15 year old man and an underage minor is one that has attracted its fair share of controversy in the lead up to the film's release, but is dealt with a practical delicacy by first-time director, Marielle Heller. It edges away from a Lolita-esque style, which appeared to be a hugely attractive aspect for Bel. "It's a testament to the writing that when I first read the script that it didn't jump out at me. I knew it was about a girl sleeping with a 35 year-old man but it's so much more about a girl finding out who she is. We've been really lucky here we wanted to present the film and how it's being perceived. Sundance, it's been a fantastic reaction. Bel later migrated with her sister to Peckham, where she recently purchased an apartment although the pull of west London always proves difficult to resist. "I've just actually just moved into a new flat, which I've only been able to spend two weeks in so far because I've been working a lot lately. Whe complain. I love to travel home with always be Lo Shepherd's Bush. I love t there for retails in Holla gorgeous around there by Garden. And strolling ro Shepherd's Bush Market It brings back nice memo and the sector. And Petti I know I'm jumping ove but I love it there. Lots of gorgeous cafe's and shop Love them,' she says.

"I will always be hom love LA and I go there a Right now, I could spend LA, happily but that's fa knowing I can always co Because ultimately, whe you want to call home."

The Diary of a Teenage Girl is in cinemas from 7 August.

I found I was so like Minnie, on the surface I appeared confident but I had that inner teenage struggle

Bel Powley on The Diary of a Teenage Girl, page 18

ARENA

{ THE FINEST EVENTS IN LONDON THIS MONTH }

FUTURE OF DESIGN

100% Design moves to Kensington Olympia for its 20th edition

The biggest and longest-running contemporary art event in the UK has a new home, providing a bigger showcase of innovations from international designers (such as Charles Lethaby Lighting above) through a series of thought-provoking installations, live debates and seminars. Over 1,000 new products were launched at last year's show, and this year sees the launch of Luxury and Modern British sections.
The event is open to the public on Saturday 12 September, 10am-6pm. £15; 100percentdesign.co.uk

The best events this September, starting with the London Design Festival, page 13

SITTING PRETTY

Snug seating is an essential element of every home, so if you are after ideas and inspiration take a look at these key pieces from the next season's collections

Grown-up glamour

Online ordering

Accent pieces

Clean lines

How to find the right centrepiece sofa for your home, page 34

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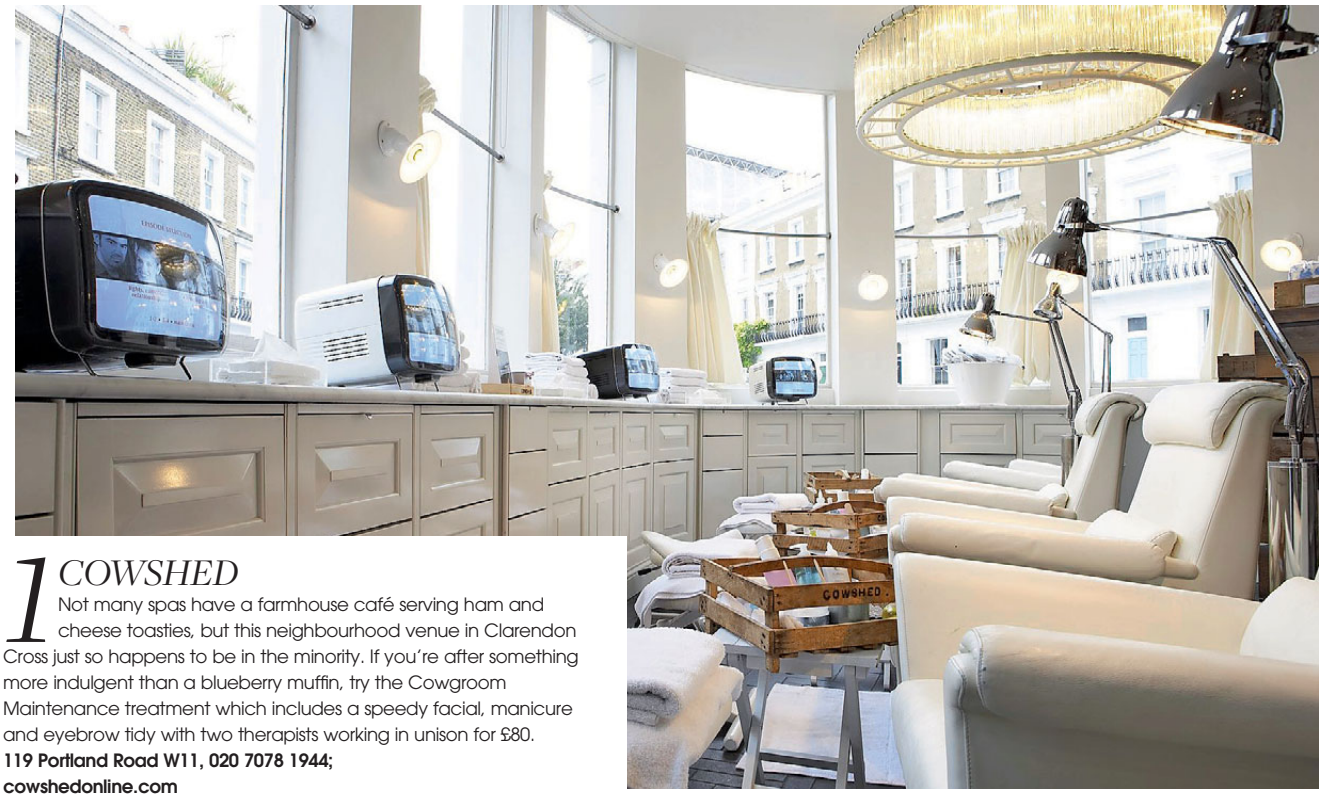
The Hill resident

RECOMMENDS

Five of the most relaxing spas in Notting Hill and Holland Park

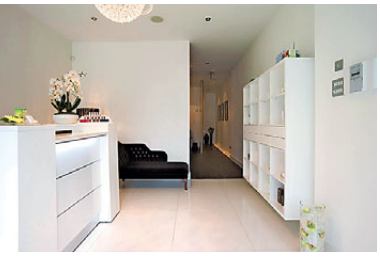


1 COWSHED

Not many spas have a farmhouse café serving ham and cheese toasties, but this neighbourhood venue in Clarendon Cross just so happens to be in the minority. If you're after something more indulgent than a blueberry muffin, try the Cowgroom Maintenance treatment which includes a speedy facial, manicure and eyebrow tidy with two therapists working in unison for £80.
119 Portland Road W11, 020 7078 1944; cowshedonline.com

2 AYANNA SPA

This small spa on Holland Park Avenue is easily missed, but for what they lack in exuberance they make up for in expertise. The staff are very knowledgeable about skincare and inside the spa has a calm atmosphere. The Lumafirm Body Firm and Glow wrap treatment, though expensive, is ideal for nourishing the skin and leaving it silky smooth, £90. There's a great stock of Pevonia products too.
146 Holland Park Ave W11, 020 7998 7872; ayannaspa.co.uk



3 PRIVET BODY

Inside, this is more like a Black Forest cabin than a spa. They love the bucolic theme, creating a space filled with plants and beauticians known as 'expert gardeners'. The Bonsai Makeovers at Privet offer all-in-one hour-long treatments for busy clients. Try the 'All Spruced Up' makeover which includes a mini muriad facial, neck and shoulder massage and pedicure for £75.
214 Kensington Park Road W11, 020 7221 5674; privetbody.co.uk

4 MYZ BEAUTY BOUTIQUE

Set up by former fashion buyer Maryam Zani, this is more stylish than your average nail bar, with comfy reclining chairs and a spacious pedicure area. There are massages, body treatments and facials available too, but if you're looking to tidy up your feet, try Maryam's favourite, a 45 minute pedicure including a relaxing foot massage for £40.
20 Powis Terrace, Notting Hill W11, 020 7221 1277; myznailsboutique.com

5 GINA CONWAY

This Westbourne Grove Aveda salon has won so many awards we've started to lose track. Gina is known for her hair-styling skills, but the spa offers a varied list of holistic and practical beauty treatments too. Try the Purifying Aroma Stone Infusion massage, £78 for 60 minutes with a specialist (or book with a Guru for £90). Better yet, combine a spa and hair salon treatment for the ultimate afternoon extravagance.
62 Westbourne Grove W2, 020 7229 6644; ginaconwaysalons.co.uk

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ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}

CHARLES LETHABY LIGHTING

FUTURE OF DESIGN

100% Design moves to Kensington Olympia for its 21st edition

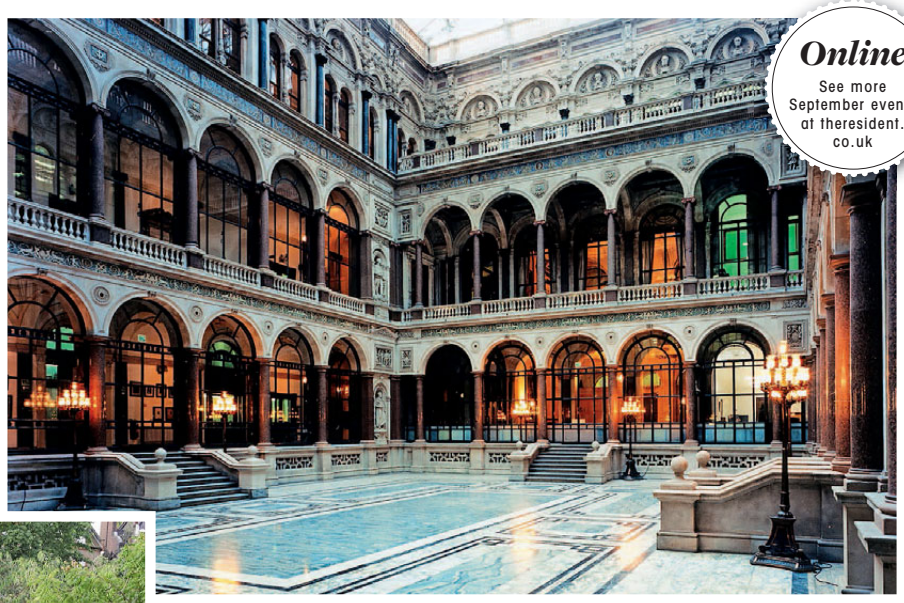
The biggest and longest-running contemporary design event in the UK has a new home, providing a bigger showcase of innovations from international designers (such as Charles Lethaby Lighting, above) through a series of thought-provoking installations, live debates and seminars. Over 1,000 new products were launched at last year's show, and this year sees the launch of Luxury and Modern British sections.

The event is open to the public on Saturday 26 September, 10am-6pm, tickets £15; 100percentdesign.co.uk

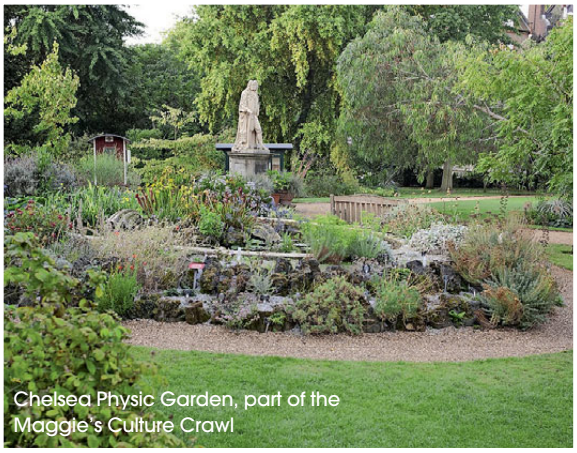
Photo magic
Searing hot loops of plasma radiating from the edge of the sun; star trails illuminating the night sky over a camper-lit Green Lake in the Hoover Wilderness of California; Comet Lovejoy sailing through the solar system in a green haze… The Insight Astronomy Photographer of the Year 2015, run by the Royal Observatory Greenwich, looks to be the most keenly contested yet. The awards are announced on 17 September, with an exhibition of winning images opening on 18 September.
See more at rmg.co.uk

The Night the Sky Exploded, by Kris Williams

Opening doors
Returning for its 23rd year, Open House London is the capital's largest annual festival of architecture and design. It's a city-wide celebration of the buildings, places and neighbourhoods where we live and work, with stand-out sites ranging from the Foreign Office at Durbar Court (right) to No.10 Downing Street.
Find out more at openhouselondon.org.uk



Online
See more September events at theresident.co.uk



Chelsea Physic Garden, part of the Maggie's Culture Crawl

JOURNEY OF DISCOVERY

Raising money to support people with cancer, a 15-mile night-walk around the City will take place on Friday 18 September. This event will offer walkers the chance to experience a cultural adventure in support of Maggie's charity. maggiescentres.org/culturecrawllondon

WORDS: SOPHIE GRACE BROWN

Models posing in Christian Dior

Golden opportunity

The London Art Studies, a collection of inspiring, short and educational art courses and lectures, are exploring haute couture for the first time on 17 September at the Bulgari Hotel, Knightsbridge. Discovering some of the most momentous and celebrated collections in fashion history, this lecture looks into the era regarded as the 'Golden Age'.

For further information, visit londonartstudies.com

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A legend returns to London

Marking the 100 year anniversary since his birth, the legendary Frank Sinatra has returned to the same stage where he made his UK debut appearance 65 years ago at the London Palladium. A celebration of the entertainer's life, the show is a multi-media concert with rare video footage of the singer. Instead of featuring a nimble impersonator, the show, in the words of his daughter Nancy, is 'Frank doing Frank'. Add in a thrilling 24-piece orchestra and an impressive cast of dancers, together with show-stopping tunes including New York, Blue Moon and Come Fly With Me, and you've got the closest thing we can now get to the man himself.

Sinatra will be on at the London Palladium for a limited run until Saturday 10 October 2015. Readers of The Hill Resident can save 5% when booking with Shows in London via theresident.co.uk/theatre or calling 020 3567 0620 and quoting The Resident

APPLE OF THE EYE

The Magners Greenwich Comedy Festival returns from 16-20 September at the National Maritime Museum. As well as back to back performances from top comedians like Adam Buxton (left) and Ed Byrne, there is also the Magners orchard opening for the first time this year with a mix of street food, drink, comedy and music.
greenwichcomedyfestival.co.uk

TOWER OF LONDON

Running from 8 September-1 November, a ceramic installation six metres high designed by artist Barnaby Barford will be displayed in the V&A Medieval & Renaissance Galleries. The Tower of Babel consists of 3,000 individual bone china buildings, each 13cm tall and representing a real London shop.

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The SUNDANCE KID

Shepherd's Bush-born actress Bel Powley was the star of this year's Sundance Film Festival but, as she tells Stephen Milton, there's still a long road ahead

Bel Powley's enjoying an impressive trajectory of late. The articulate, saucer-eyed newcomer was the toast of Sundance Film Festival earlier this year for her compelling performance in Marielle Heller's *The Diary of a Teenage Girl*; based on the graphic novel by Phoebe Gloeckner. It's a breakthrough strikingly similar to that of Carey Mulligan for *An Education*, who went on to land an Academy Award nomination for Best Actress.

One can think of worse footsteps to follow. Bel, born Isobel, offers a veteran's sigh. 'People always assume that when you've broken out, it's just happened. But I've been doing this for 10 years. I've been acting since I was 13, it's been baby steps. It wasn't "I did a couple episodes of *Benidorm* and then welcome to Hollywood",' she says.'I was working in London and New York in TV and on stage for years and moved into film. It actually feels like a slow, steady trajectory. It doesn't feel "Oh my God, it's all happening so quickly".' She pauses and ponders her last words. 'Although to hear "you're the queen of Sundance; the Sundance breakout,"' that's mental. It's just, I know everything is a moment in time, you know. Right now, Sundance, all that, everything is amazing but this industry a risky business. I've a long way to go. And I'm prepared to graft to get there.'

People always assume that it's just happened, but I've been doing this for 10 years

The daughter of an actor father and casting director mother, the sharp-toned 23-year-old from Shepherd's Bush is indeed no overnight sensation. Early performances on BBC series *M.I. High* led to steady work throughout her teens in *Little Dorrit* and Robbie Coltrane's crime drama *Murderland*. On stage, a debut at the Royal Court at age 17 was followed by her work in *Arcadia* on Broadway opposite Tom Riley and West End hit *Jumpy* with Tamsin Greig.

Finally, her transition to the big screen is causing persistent ripples. After a smirking turn as a young Princess Margaret in the quietly received *A Royal Night Out*, latest release *The Diary of a Teenage Girl* showcases Bel's stirring ability to carry an emotionally-driven script on her petite shoulders.

Bel impressed critics in her role as 15-year-old Minnie

She shines as the thoughtful adolescent Minnie, a girl struggling to navigate the fresh waters of intimacy with her older lover, played by a subdued Alexander Skarsgård, who also happens to be the boyfriend to her spirited mother (Kristen Wiig). Set against magnolia hues and abstract imagery, it's a provoking journey of female sexual self-discovery, a path often neglected by Hollywood. 'It's so honest,' Bel explains over a patchy phone line. 'It's such an honest account of what it is like to be a teenager – and of sex. Female sexuality in the years 13 to 16 is still a taboo subject, whereas boys at that age – we hear all about them wanting to get laid. But where is the story for the girls?

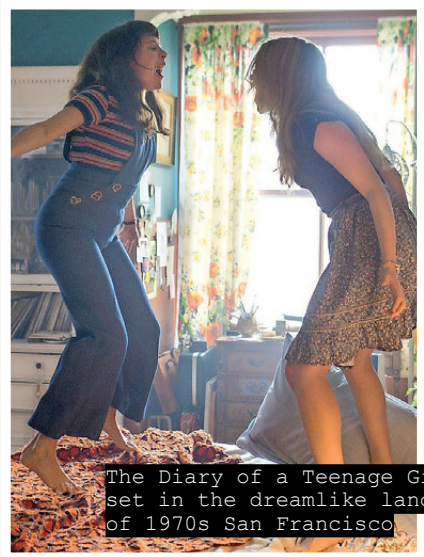
'I wanted to be part of that conversation. And I found that I was so like Minnie. On the surface, I appeared confident and precocious at times but I had that inner teenage struggle. I remember the years that I really learned to love myself, accept myself for who I am, the way I looked, and I relate in a way, because it's a tough period to go through.'

The thorny subject of a sexual relationship between a 35-year-old man and an underage minor is one that has attracted its fair share of controversy in the lead-up to the film's release, but is handled with a practical delicacy by first-time director, Marielle Heller. The film edges away from a Lolita-esque style, which appeared to be a hugely attractive aspect for Bel. 'It's a testament to the writing that when I first read the script, it didn't jump out at me. I knew it was about a girl sleeping with a 35-year-old man but it's so much more about a girl finding out who she is. We've been lucky with how we wanted to present the film and how it's being perceived.'

Educated at the Holland Park School, Bel later migrated with her sister to Peckham, where she recently purchased an apartment, although the pull of west London always proves difficult to resist. 'I've actually just moved into a new flat, which I've only been able to spend two weeks in so far because I've been working a lot lately, which isn't a complaint. I love to travel with work but home will always be London, and Shepherd's Bush. I love getting back there for strolls in Holland Park; it's just gorgeous around there by the Japanese garden. And strolling round the Shepherd's Bush Market on a Saturday. It brings back nice memories; the smells and the noises. And Portobello Market – I know I'm jumping round the place – but there's nothing better, some of those gorgeous cafés and shops along there. Love them,' she says.

'I will always be based in London. I love LA and I go there a lot for work. Right now, I could spend six months in LA, happily, but that's largely down to knowing I can always come home. Because, ultimately, where else would you want to call home?'

The Diary of a Teenage Girl is in cinemas from 7 August



The Diary of a Teenage Girl is set in the dreamlike landscape of 1970s San Francisco

I found I was so like Minnie, on the surface I appeared confident but at times I had that inner teenage struggle

PICTURE: REX FEATURES FILM STILLS: THE DIARY OF A TEENAGE GIRL VERTIGO RELEASING

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Hugh starred opposite David Suchet as Captain Hastings in Poirot

The actor's lesser known claim to fame is that he composed the music for the TV show, Rainbow

CAPTAIN'S LOG

Hugh Fraser, best known for playing Captain Hastings in the Poirot TV series, explains how Notting Hill found its way into his first novel

A career in Poirot and now a thriller, *Harm*, what has you so drawn to the world of crime?
I really can't imagine. Failure to pay a parking ticket is about the extent of my ventures onto the dark side.

You've based much of the book in Post-War Notting Hill, what research did you do to get a feel for that period?
I suppose my research began when I lived in a room on Westbourne Park Road in 1964, upstairs from a café called El Rio, described by its owner Frank Crichlow as "a universtity for hustlers". It is now Domino's Pizza. I was a student at drama school, and this was before the tenements and the old terraces were demolished in the late 1960s and the council flats and Trellick Tower were built. My landlord was Polish and I think he could have been Peter Rachman, although I only ever met his rent collector, who was a man you wouldn't want to argue with. It was only a few years after the Notting Hill race riots and there was still a fair amount of tension. The pubs in the area were much seedier and rougher than they are now, and you'd be aware of some quite dangerous-looking characters.

Why was it important to you to set the book in Notting Hill?
Apart from my own experience of the area, having lived here mostly since the 1960s, I have always collected the photographs of Roger Mayne and Bert Hardy, who both documented the street life of London in the 1940s and 1950s. Roger Mayne's photographs of Notting Hill are so atmospheric and poignant that I found I could easily imagine life in those streets.

Are there moments where you miss Captain Hastings?
I enjoyed playing Hastings very much and have many good memories of making the films. The sight of a good tweed or a glimpse of a 1930s Lagonda gives me a twinge of nostalgia.

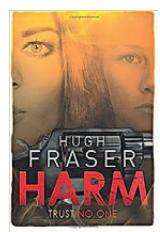
What do you think Poirot himself would have made of the book?
"Mille tonnerres! C'est horrible! Une femme comme ça, c'est scandaleux! Come Hastings!"

We've read that you were a devout *Poirot* fan from the age of 13, what was it like joining the set as Captain Hastings with all that background knowledge?
When I first read the first *Poirot* scripts, I felt that Clive Exton, who adapted the short stories and novels, actually gave Hastings more personality and idiosyncrasies than Agatha Christie did in the books. Although I re-read the books in which Hastings appeared before we started filming, I took the Hastings I played from Clive's scripts as well as Agatha Christie's character.

A little known fact is that you composed the music for the children's TV show, Rainbow… How did that come about?
Tim Thomas, who had had some solo success with a song called *Silver Morning* wanted to form a band. I joined him on bass and Hugh Portnow played guitar. While we were gigging, a friend of Tim's, who was involved in developing *Rainbow*, asked us to submit a tune for the theme. I also played flute at the time and so we put something together and the producer heard it and asked us to record it.

By the time the pilot for the show was recorded the band had grown to a six piece and we called ourselves *Telltale*; we took turns to appear in the show and sing songs. Zippy, Bungle and co were great fun to work with and we still keep in touch!

Harm, a thriller centred on the adventures of the beguiling contract killer, Rina Walker, raised in Post-War Notting Hill, is available as an e-book from Amazon, £4.48, published by Armstrong Nyman



CRAFT MATTERS

The couple behind Native & Co are bringing traditional Eastern craftsmanship into the future for London Design Festival 2015

Words JACKY PARKER

In Japanese design, a product is expected to stand alone from its branding, something Native & Co reflects in its understated style

It's almost a year since independent homeware and lifestyle shop, Native & Co quietly opened on Kensington Park Road, and already the fledgling business has a design studio too, as this September sees the launch of their own furniture collection at the London Design Festival. And as if that wasn't enough, the two will also be curating an exhibition of Japanese carpentry in the Notting Hill store as part of the event.

Set up by two product designers, Taiwan born Sharon Jo-Yun Hung and British-Japanese Chris Yoshiro Green, Native & Co specialise in craft-based homeware with a pure and simple aesthetic. Items are sourced from small, independent suppliers in Japan and Taiwan, and chosen for their honest materials and understated style. 'It was important for us that the shop and the products would be humble and subtle,' explains Chris. 'In Japan there is a culture of anonymous design, for the product to be appreciated for what it is rather than the brand. Taiwan also has a rich heritage of traditional craft and we wanted to increase awareness of that.'

The couple met at Chelsea College of Art before they both embarked on a Product Design degree at Central Saint Martins. 'We both loved the craftsmanship involved in making furniture and homewares, whether it's woodturning, weaving or hand-beating metal,' says Sharon. 'I had always wanted to have my own business, and after uni Chris was keen to be involved in a start up, so it made sense for us to set up something together. It's easy to work with someone you studied with, as we know each other's strengths.'

The name Native & Co was chosen as it fits with their ethos for the brand, with regard to the products they source and those they now design in-house too. 'We wanted a London-based company with an approachable and understandable name,' says Chris.

'This one stuck as it encompasses our values of sourcing simple, traditionally-crafted products made from natural materials; items that are not artificially enhanced but left as pure and untreated as possible.'

Location was important to the pair too and rather than predictably choosing the East End for their design-led shop, they opted for Notting Hill. 'There are already a lot of design shops in East London,' says Sharon. 'This area feels more family-oriented and we like that we know our local customers. Lots of them buy gifts here and we are able to offer advice if they ask for it. They follow us on Instagram and drop in to say hi.'

Customers can expect to find Japanese porcelain kitchenware from the Arita region, which combines 400-year-old porcelain techniques with contemporary design, so pieces are stylish, stackable and suitable for a modern kitchen. There's a sturdy Nambu cast iron kettle, a re-interpretation of a historical piece that works as well as a teapot (in Japan it's believed to be a source of good health and to enrich the flavour of tea); as well as gorgeous craftsman-style heavy cotton canvas aprons with beautiful leather straps, and many other simple items fit for the 21st Century home and lifestyle.

There are already a lot of design shops in East London, this area feels more family-oriented

While the aim was to start with a carefully-curated shop and eventually design their own furniture and interior accessories, the collection and design studio has happily come about a little sooner than Sharon and Chris anticipated. 'Chris designed the furniture and fittings for the shop,' explains Sharon. 'Then customers started to ask for the prices. One lady wanted our display bench and some ›

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chairs, so the shop was empty for a little while. We realised there was a already demand, so Chris has designed a new furniture collection.'

The collection will consist of a maple dining table, bench, chairs and stool. There's a big emphasis on natural materials, with timber carefully chosen for its practical properties, as much as its beauty. 'We're planning a range of chopping and serve-boards too,' says Chris. 'So we're looking at different types of cedar, as a contrast to the maple, walnut and other timbers we have here and also for its anti-bacterial and mould resistant qualities.'

It's all as refreshingly far from bling as you can get, and with all the visual 'noise' of modern life, there is something very soothing about the simplicity of the products on offer here.

'We like this look but we're not dictating a lifestyle,' says Chris. 'Our own home is a mixture of Ercol furniture, yellow Staub cookware and items from the shop. The craft element is there but it's quite eclectic.'

See Native & Co's new furniture collection during the London Design Festival at Design Junction, The College, 12 Southampton Row, WC1A, 24-27 September thedesignjunction.co.uk. There will also be an exhibition of Japanese carpentry at Native & Co, 116 Kensington Park Road, Notting Hill, W11 2PW, 020 7243 0418; nativeandco.com

Sharon and Chris blend Taiwanese and Japanese approaches to craftsmanship, then inject a more contemporary design aesthetic

LDF Spotlight

See more beautifully crafted products and installations at the London Design Festival this September

Ceramicist **Melody Rose** will be launching her Colour collection of fine bone china tableware at Tent London, Brick Lane, E1, 24-27 September, tentlondon.co.uk

Bill Amberg will be hosting an open studio where visitors can see a set of benches and stools showing the hand stitching and edging they are known for, on 21 to 27 September, at 2 Lonsdale Road, NW6, Queens Park Design District

The Rug Company & Paul Smith: 15 years of Creative Collaboration
For London Design Festival, The Rug Company will preview a new collection by Paul Smith at a special exhibition in its King's Road showroom. The exhibition will explore the evolution of Paul Smith's designs, as seen in this Oriental Birds creation for The Rug Company, made from hand knotted Tibetan wool and silk, 2.74x1.83m £12,335 or £2,460/m2, pictured above.

Visit the latest V&A installation at the John Madejski Garden as part of the London Design Festival. Created by Mexican architect Frida Escobedo, the pavilion is named 'You Know You Cannot See Yourself So Well As By Reflection', and marks the Year of Mexico in the UK. In place until 3 October. Cromwell Road, SW7 2RL; vam.ac.uk

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OH SO CUSHTY

Why autumn's trends are sofa , so good

Think about it: you have had a long, hard day at work. You get home, kick the shoes off, give the pet a cuddle, perhaps even get dinner started, and then what? You want to sink into the most majestic of sofas known to mankind. Your sofa is an incredibly personal thing – when buying a new house, after the bed it's probably the first piece of furniture to get sorted – so you need to choose right. Kara O'Reilly shows you how from page 34

FALL FAVOURITES

Update your home with one of this season's key new trends

Story KARA O'REILLY

Lobmeyr 'Fingers' crystal chandelier designed by Johannes Rath, £49,975, harlequin-london.com

Tank low ball glass, £45 for pair, tomdixon.net

Terina shelving unit, £730, outthereinteriors.com

Labirinto glass table, from £690, natuzzi.com

Rutledge sofa, £3,250; Scalinatella cocktail table, £1,950; other items from a selection, all uk.jonathanadler.com

GLAM 70s

High-end 1970s interior design is having a long overdue re-appreciation: think gilt and glamour with a witty nod to disco

Puzzle velvet cushion, £25, marksandspencer.com

Green marble box, £60, johnlewis.com

Stanley armchair by Abigail Ahern, £610, sofa.com

'Going for 70s-style glamour? Then the words low, loungey, and louche should inform your decorating decisions.' Jonathan Adler

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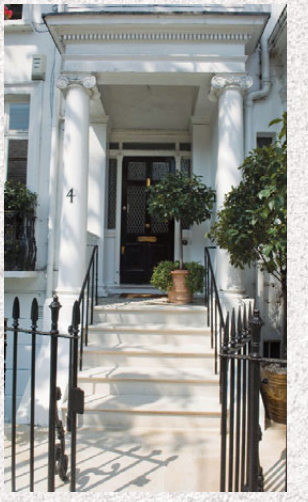

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Oriana five-light cluster, £60, next.co.uk

Madeline armchair in Lovari Floral Midnight, £899; Floral Penny cushion, £19.50; Floral cross-stitch cushion, £35, and Arabella cushion, £19.50, all marksandspencer.com

Dragon Flower cushion, from £100, sukicheema.com

Oola Moroccan photo frame, £10, joythestore.com

Kiondo medium basket by Mifuko, £50, uniqueandunity.co.uk

WORLDWIDE APPEAL

Interiors' on-going love affair with the global design village shows no sign of abating any time soon. This look is about mixing up patterns and shapes, from a world of influences

Mya mirror, £225, houseoffraser.co.uk

'Global design inspiration has created a collection that is rich in colour, pattern and texture.' Stephanie Chen, Director, Home, Marks & Spencer

Zea geometric side plate, £8, habitat.co.uk

Cypress hand-stitched crewelwork rug, from £380, therugcompany.com

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Balmoral chair, £900; Balmoral stool, £325; Croft Thatch rug in Marble, £375, and Braemar rug in Putty, £49, all johnlewis.com

Butterfly pendant in walnut, £365, tomraffield.com

Andalucia serving bowl, £18, habitat.co.uk

Strath lambswool cushion, £95, johnstonscashmere.com

RUSTIC TEXTURES

The materials of the moment are totally au naturel. Think worn woods, weighty pottery, natural stones, hand-blown glassware, chunky knits and slubby tweeds

Weave vase, £18, george.com

Speckle jug, £14, murmur.co.uk

'Traditional methods and natural materials make for a look that has a comfortable sensibility.' Sue Roberts, Design Director, House of Fraser

Basket knit throw by Gray & Willow, £100, houseoffraser.co.uk

Barra small sofa in Melron Herringbone, £1,299, marksandspencer.com

SITTING PRETTY

Snug seating is an essential element of every home, so if you are after ideas and inspiration take a look at these key pieces from the new season's collections

Story KARA O'REILLY

Clean lines

If it's a contemporary edge you want, look to Sir Terence Conran's own-label collection, which offers an edited range of stylish seating.
Aspen sofa, from £1,595, contentbyterenceconran.com

Grown-up glamour

New York interior designer Jonathan Adler specialises in fashionable, colourful and witty pieces – and his seating designs are no exception.
Baxter sofa, £3,495, uk.jonathanadler.com

Accent pieces

Oliver Bonas's tactile, vibrant, velvet-covered tub chairs are a great way to introduce some bold colour into an interior scheme.
Velvet tub chairs, £445 each, oliverbonas.com

Online ordering

Jonathan Adler's comfy Winthrop sofa with rolled arm rests and button tufting is available to order online, £2,800 at uk.jonathanadler.com 020 7589 9563

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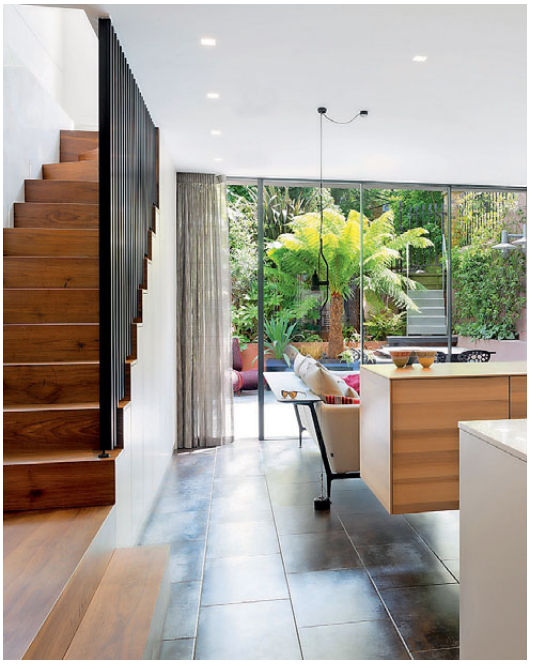

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Pudding sofa, from £1,195, loaf.com

Comprehensive style

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Odyssey large sofa, £2,000, johnlewis.com

Modern classics

The interior design maven, Nina Campbell, puts her years of expertise to good use in her range of own-label designs.
Hartley armchair, from £3,180, ninacampbell.com

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10 GREAT BREAKFASTS *in Notting Hill*

TOM PARKER BOWLES

Australia has won me over, but there's no place like home

Australia is one hell of a country. But then you knew that already. I've just spent a couple of months there, filming all over for a new TV series, *The Hotplate*. And I've fallen head over heels in love. With its straight-talking, no-nonsense inhabitants who take pride in telling it as it is; and cities, from ever-sexy Sydney, to magnificent Melbourne, to languid, languorous, laid-back Brisbane. And Perth, so far from anywhere, yet so fresh faced and bathed in the purest of light. Plus the icy beer, morning dips off Bondi Beach, green juices, some of the finest, rough-edged South East Asian food you'll find anywhere on earth; Tim Tams, Chicken Twisties, lollies (the Aussie words for sweets), Red Rooster fries with chicken salt and pie with gravy. Britain aside, there's nowhere else I'd rather live.

But I missed London too. Of course I did. It's still the greatest city on earth, and even though Sydney and Melbourne are blessed with endless knockout restaurants (Caysorn Thai, House, The Apollo and Mr Wong in Sydney; Estelle, St Crispin and Chin Chin in Melbourne, to name but a few of my favourites), there were certain things I craved. Like those dining institutions that can only exist in London: The Wolseley, Le Caprice and J Sheekey, with their potted shrimps, and asparagus drenched in butter, decent smoked salmon, and very English bustle, seasoned with a handful of old-fashioned familiarity.

Then the long lunching spots like St John, Quo Vadis, Hereford Road and Lyle's, British in both cuisine and soul. Indian food might be improving in Oz, but it's still a long way behind Blighty when it comes to top-notch curries. Occasionally, I'd crave Gymkhana or Indian Zing in Hammersmith, first-class regional Indian tucker.

Tom missed the delights of J Sheekey whilst working in Australia

But most of all, I missed hunching over the hob, and cooking my own food. Sure, my house did have a kitchen. But on the very rare days I was actually home, there were simply too many new places to explore. So it wasn't just my favourite butchers (HG Walter and The Ginger Pig) that I pined after, but grabbing fresh flatbreads, huge bunches of herbs and fragrant spices on the way home from work from Damas Gate on Uxbridge Road. And despite Australian beer being wonderfully varied, the pubs are very different from ours, part bookie, part old-fashioned saloon. They do the job, often too well. Compared, though, to our great secular boozing churches, they come up short.

Then there was Vegemite. I did make do with it. I had to. But despite my deep love for this great and glorious land, one fact will never change – Marmite is the original. And the best.

EDITOR'S CHOICE - LOCAL HOME COMFORTS

Golborne Deli

As well as offering a good excuse to visit Golborne Road Market on a Saturday, Golborne Deli does the strongest, richest selection of coffee and a hearty but healthy breakfast menu that we couldn't do without.

100 Golborne Road W10, 020 8969 6907; golbornedeli.com

The Fish House

If you hail from a land that does proper fish and chips, The Fish House will sate the nostalgia. It's rare to find great battered cod and chips in London, so this place is close to our hearts, and our expanding bellies.

29 Pembridge Road W11, 020 7229 2626; fishhouse-nottinghill.com

The Sun in Splendor

There are few greater pleasures than Burger Day (known to some as Monday) at The Sun In Splendour where you can grab a burger with brie and bacon jam and a beer for £10 at one of Notting Hill's friendliest pubs.

7 Portobello Road W11, 020 7792 0914; suninsplendourpub.co.uk

BET THE FARM

Rose Mann wants to show Londoners the healthy side to Australian food with her new Portobello Road venture, Farm Girl café

Above: Anthony, Rose and Bronte the French Bulldog
Left: The Farm Girl porridge served with berries and chia seeds

The clue to Rose Mann's story is in the name of her new business, Farm Girl café on Portobello Road. Raised in an agricultural family on the outskirts of Melbourne, surrounded by dogs, rabbits and a kangaroo – she's not faking it with the country girl theme. Last year, Rose left her job in fashion to launch a café filled with balanced health foods; she wants to prove to Londoners that dishes from Down Under are about so much more than barbecued snags (sausages) and hamburgers served with beetroot. We speak to Rose about the fierce health-conscious competition in Notting Hill and her resident French bulldog, Bronte.

How did Farm Girl come to be?

I discovered I was lactose intolerant three years ago and as a Notting Hill resident continuously found myself disappointed in the lack of dairy-free options. Coming from Melbourne where every café and restaurant offers dairy-free, I was surprised to often only find soya milk available as an alternative to dairy. There was a lack of almond milk on the menu in general. I thought, "someone should be offering healthier choices… Why don't I?"

I continuously found myself disappointed by the lack of dairy-free options

My boyfriend and now business partner got involved in January and helped me get everything off the ground. He grew up in Switzerland and had a similar childhood where everything on his table was completely fresh and locally sourced.

How did you end up in London?

I moved here six years ago as I wanted a change from my life in Melbourne. I was only meant to be visiting for three months but I loved it so much I decided to move permanently.

Clockwise: Inside Farm Girl cafe; the Coconut BLT with coconut bacon, avocado and cashew cream; the thick berry smoothie

When did you first start showing an interest in food in a serious way?
I grew up in the Western District in Victoria on my family's farm about three hours west of Melbourne. My childhood was filled with animals that were always around the farm; rabbits, a cockatoo, a fox named Woxa, a wedge-tailed eagle, a kangaroo… The list goes on.

My mother is British and my parents met when my father was playing polo against my grandfather (whom he beat!) so we would always spend a few months of the year in the UK for the polo. Every meal we had on the table was straight from either the paddock or mum's veggie garden so I grew up with a huge appreciation for fresh, organic produce. Since I left school I have been travelling a lot and everywhere I went I would always try and find the restaurants that the locals would go to rather than those the hotels recommended.

Notting Hill has its fair share of health food restaurants, aren't you worried about competition?
Farm Girl was originally set up to offer something that others weren't, but of course London is seeing a small revolution in food culture. In fact many of our best supporters and enthusiasts are owners of local health food restaurants. I have always thought that competition is healthy, and I hope that it will help our Head Chef Benoit, Anthony and I to keep the menu innovative.

Your chef Benoit Marmoiton worked with a naturopathic doctor to create the menu. How did that relationship work, was there any conflict?
Benoit, Melly Lou (the naturopathic doctor), Anthony Hood (my boyfriend) and I all collaborated to create the menu. As opposed to conflict of ideas, we found a great balance with everyone bringing something special to the menu, from Benoit's buckwheat pancakes to Anthony's delicious almond and rice flake chicken schnitzel.

What exactly is Antipodean-style food? How would you describe it?
It is easiest to describe as a lifestyle choice – fresh eggs and orange juice sitting under the shade of a tree, with a warm summer breeze ruffling the leaves. The menu here is not so strictly Antipodean, it is just simple, healthy food that we love.

How does your French Bulldog, Bronte fit into all of this?
Bronte is lovely; she is eight months old and a part of the team. She has a bed at the café and spends most of her time either sleeping or lapping up attention from anyone who will give it. We are absolutely dog friendly.

Find Farm Girl café at: 59A Portobello Road W11 3DB, 020 7536 2108; thefarmgirl.co.uk

Rose Mann's Notting Hill picks

Nama Foods is a fantastic raw, vegan restaurant. The owner Irene is a good friend and has been a great support to starting Farm Girl.

My favourite shop in Notting Hill is **The Cloth Shop**; I love all the fabrics and beautiful textures.

Provenance Butchers, where we source our chicken, are lovely and only use local farmers.

PICTURES: ISSY CROKER

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POLPO

Words CATHERINE MCCABE

Polpo Notting Hill Gate's special breakfast pizzette

When did breakfast surpass dinner as a social meal? A few years ago, breakfast was a time for eating Marmite on toast in your dressing gown in front of an episode of *Everybody Loves Raymond*; now everyone wants to dress up for it, gossip over it and replace milky tea in a mug with a bellini. Dining culture has changed, and in this strange new landscape, we're expected to fork out £20 to watch a chef do something whimsical with eggs. Nowhere in London is this breakfast phenomena more concentrated than Notting Hill, a place where crowds will queue for hours for 'the best' blueberry pancakes.

Given this morning-meal groupthink, I was surprised when I arrived at the Notting Hill Polpo to try their new weekend breakfast menu – and found the place largely deserted. Perhaps at the time of my visit, word had yet to travel to those pancake queues that W11's own Venetian bàcaro had branched into brunch. But let me tell you, they are missing out. Polpo's breakfasts are as affordable as they are appetising. With its dark New York bistro lighting dangling over the bar and candles flickering on the tables, it can feel like a strange environment to start the day in – a bit like asking for a bowl of granola in an underground Brooklyn poker bar. But I have to admit, I played right into it.

I'm not here to knock the value of a Full English in a greasy spoon; it has its place in our society and our hearts. But for the £3 you'd spend in one on egg and chips, you can enjoy a thick slice of zuchinni frittata at Polpo and a decent Italian coffee for the same. The avocado and poached egg on toast served on hard-crust, porous sourdough bread has a welcome kick of chilli, and will set you back £6. The marginally lower pricing may seem trivial, but the difference of a few pounds means you feel free to try a few things on the menu, like the rich pancetta hash and poached egg for £7. And, if you must forego the milky tea, there's a bellini at £6. This one is worth abandoning your dressing gown for.

COST
Breakfast for two around £20

GOOD FOR...
Venetian-style dishes to help you start the day

WHAT TO EAT...
Avocado with poached egg on toast or the pancetta hash

WHAT TO KNOW...
Breakfast is served from 10am until 4pm at weekends only

RESIDENT RATING
★★★★★

126-128 Notting Hill Gate W11 3QG; polpo.co.uk

HIGH THAI

Sanguan Parr, Head Chef at Lancaster London's Nipa Thai restaurant, tells us why she'd like to see a return to more traditional Thai cuisine

Words ALEXANDER LARMAN

A sad reality of London dining is that there simply aren't enough really good Thai restaurants in the city. There are plenty of places where you can have Thai food, not least from the ubiquitous cheap and cheerful pubs in every borough, but describing what you are served in such places as a reflection of the authentic spice-heavy cuisine of Thailand is as much of a misnomer as claiming that Pizza Express provides an authentic Italian trattoria.

There are, however, a few London chefs offering a representation of Thai food that is actually akin to what you would expect to have in Bangkok or Chiang Mai, such as the chef-patron of the much-beloved Nipa Thai restaurant, Sanguan Parr. Since arriving at Nipa 17 years ago, she has unfussily established it as one of the better Thai restaurants in the city. Many homesick Thai visitors head to sample Sanguan's pad thai or green curry (to name but two of the dishes she describes as her signature concoctions), up to and including royalty. Not long ago, it received the 'Thai Select' award from the Thai government for its commitment to providing dishes of the highest calibre.

Sanguan Parr

Were a typical English restaurant to attract a steady stream of high-profile visitors, it seems likely that they'd be shouting about it. But the modest Sanguan is more interested in letting her cooking speak for itself.

We meet at Nipa Thai, an ornately decorated spot overlooking Hyde Park, and the first thing that I realise about Sanguan is that, unlike many successful head chefs who would happily sell their grandmother if it offered them more of an opportunity to talk about themselves, she's uninterested in having any sort of celebrity status. Not that she isn't proud of what she's achieved in nearly two decades. As she says, 'when I started off, everything was family-owned and run, but it's evolved quite a lot since then.' She's sanguine about the changes that have come in since she came to Nipa Thai – 'there's a lot of paperwork' – but still finds that sticking to the cooking methods that she's used all her career is the most effective way of running the restaurant. 'We bring in two new menus every month, but all our regulars come in and want their old favourites, so if something isn't working we take it off the menu after three months or so.'

The trend in Thailand now is for much sweeter food than it used to be

The key to Nipa Thai's charm is its authenticity. Sanguan claims that 'everything is as it would be in Thailand – if you went there, you'd have food extremely similar to what I serve. In fact, I've had Thai visitors who say "oh, you make better curry", because the trend out there now is for much sweeter food than it used to be; what I'm doing reflects how the cooking was when I was younger.'

Above: Nipa Thai at Lancaster London; Left: A traditional Thai Khantoke meal

She left Thailand when she was 16, studying overseas, and although she returns sporadically, she finds the changes in cooking there less satisfying than they should be. As for most other Thai establishments in London, they're even more disappointing. 'They use a lot of pepper and beansprouts, the meat used is cheap cuts and the dishes don't have much flavour; there just aren't enough really good places to go to, so the cuisine suffers by association. I'd like to see more high-quality Thai restaurants in England, traditional rather than fusion. And I also wouldn't advise anyone to open up in London, as the rents and rates are just too high!'

Fresh from a recent appearance at this year's Taste of London food festival, she happily says that she has 'no plans' to move on anywhere else, professing her great enjoyment at being at the Nipa Thai helm. With an all-female brigade in the kitchen (although when we speak, 'there's a man doing some part-time work, but he'll be moving on again soon'), it's a refreshing change of pace in what remains a consistently male-dominated industry.

When I ask her if she's ever experienced sexism in the workplace, or whether she feels the need to be a blustering presence in the kitchen, Sanguan simply laughs, saying, 'in Thailand, women do most of the cooking anyway, so it would seem very strange for us if a man started doing it! And because of that, we all keep calm and don't lose our tempers. I can't imagine shouting at my staff, that's just not the way it works.'

If only good manners and quality Thai dishes were as commonplace outside the doors of Nipa Thai.

Lancaster Terrace W2 2TY,
020 7551 6039; niparestaurant.co.uk

PERSONAL PARADISE

The Seychelles is a melting pot of different cultures, meaning a unique experience with something for everyone

Words VICKY SMITH

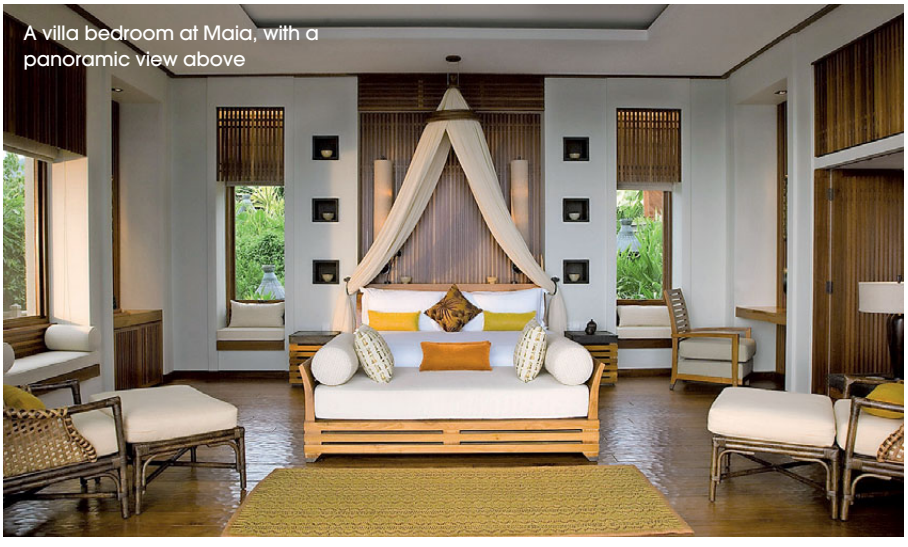
The Seychelles was uninhabited throughout most of recorded history. As you swoop in to land on Mahé – this Indian Ocean archipelago's largest island – you can't help but think that everybody was missing a trick: the sun is shining, turquoise waters lap gently against white sands, and jungle-covered hills and mountains rise up dramatically. It is, quite literally, paradise.

The French were the first to wake up to the beauty of the Seychelles, and there's still a Gallic influence apparent, most obvious in the nation's first language, Seychellois Creole. Not ones to be left out, the Brits soon came knocking, and our influence is still apparent too, with English also spoken by much of the population.

That's where the European feel begins and ends though. The Seychelles is a beautifully unique place, with a friendly, frivolous spirit more commonly associated with the Caribbean, and the kind of dramatic, jaw-dropping scenery you'd expect in South East Asia.

To really make the most of the country's incredible landscapes, it's a wise move to book into a smaller place to stay, somewhere that enhances your stunning surroundings, instead of dominating them. We were bowled over by Maia Resort and Spa, a boutique luxury resort on Mahé comprising just 30 villas nestled on a hillside overlooking an endless blue horizon.

Set in 30 acres of gardens brimming with an array of fragrant indigenous plants – think cinnamon, eucalyptus and lemongrass – this undeniably luxurious destination still feels authentic, and takes pride in complementing its natural surroundings. There's nothing overtly flashy, but you can be secure in the knowledge that your every need is catered for in a way that surpasses all expectations.

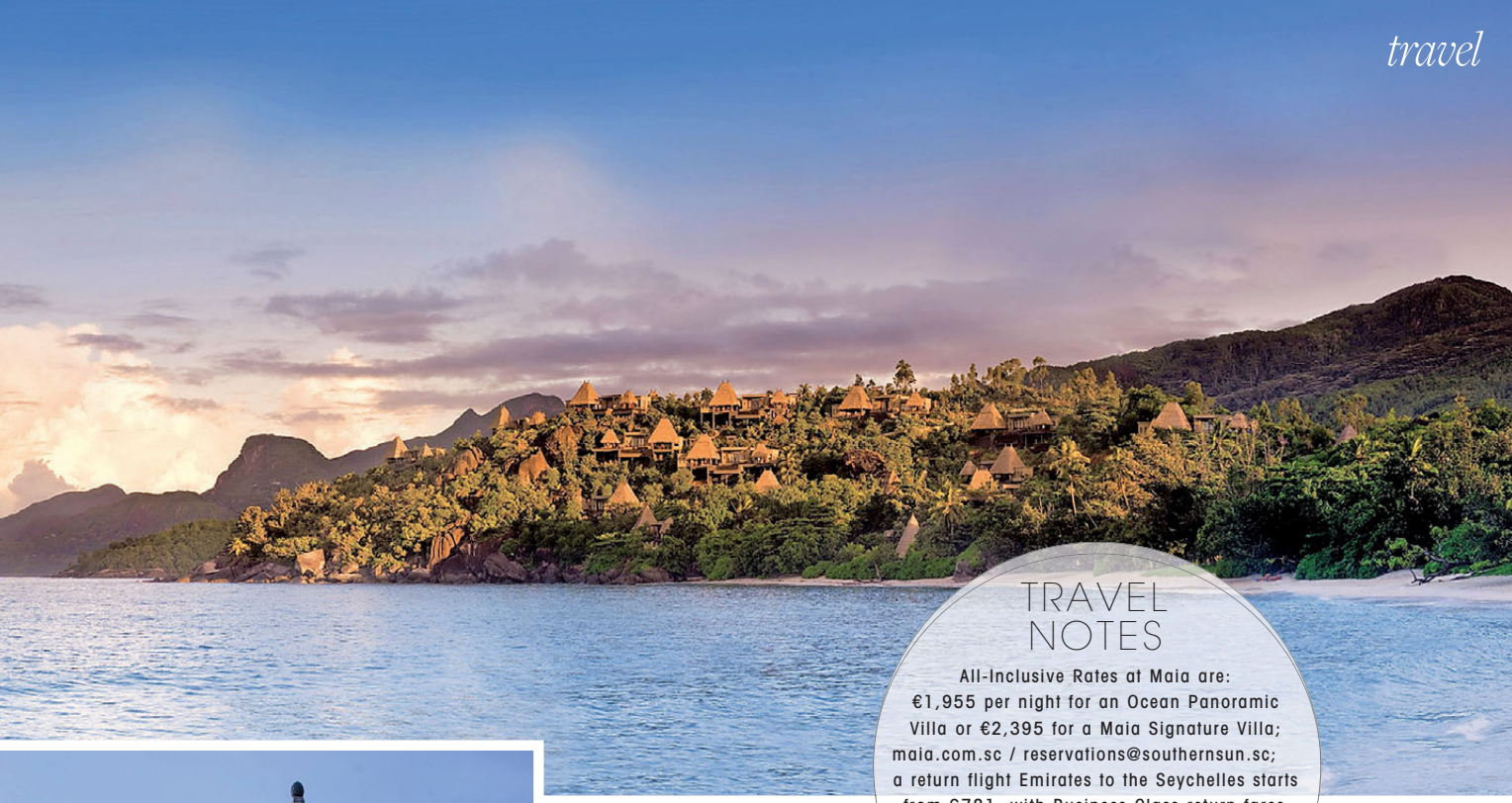


A villa bedroom at Maia, with a panoramic view above

From the comfort of your 'so big I can't believe my eyes' villa (which comes complete with two infinity pools, outside bathtub, bar and terrace), you can plan your next few days in paradise with the assistance of your dedicated butler, and make the most of Maia's 'beyond all inclusive' concept.

Yes, this is all inclusive, but not as we know it – as you'd expect, the food and drinks are unlimited (within reason – if you choose to splash out on a bottle of Krug extra costs are, understandably,

The chef rustles up some tasty local dishes



TRAVEL NOTES

All-Inclusive Rates at Maia are: €1,955 per night for an Ocean Panoramic Villa or €2,395 for a Maia Signature Villa; maia.com.sc / reservations@southernsun.sc; a return flight Emirates to the Seychelles starts from £781, with Business Class return fares starting from £3,189 (based on departure from London). Emirates fly to the Seychelles twice daily. Bookings via emirates.com or 0344 800 2777

The signature villa with its own infinity pool – and quite a view

incurred), but don't for a second let the word 'buffet' enter into your head. And as for crowds of cocktail-guzzling tourists crowding the bar? Forget it. This is simply not that kind of party.

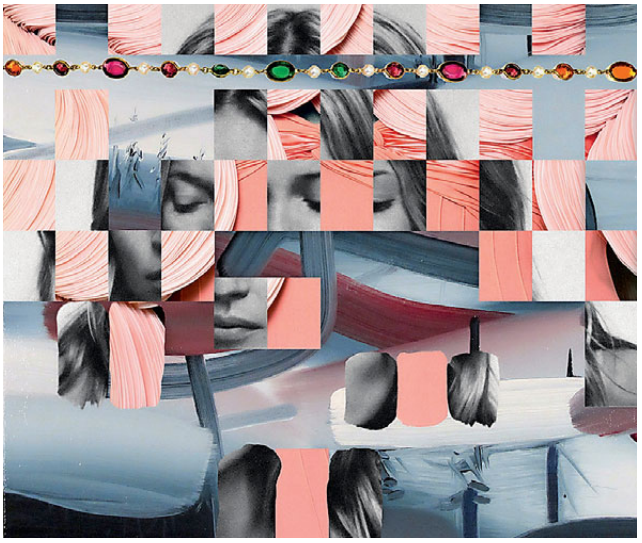
They base your experience around a 'Wherever, Whenever, Whatever' philosophy, so your holiday is catered to exactly what you want, as opposed to what they think you might want. This could range from a candle-lit dinner for two on the helipad (where the stars are so close you feel like you could easily reach up and touch them), to a picnic on the resort's blissfully idyllic beach.

There's also a beachside restaurant and bar serving an array of international and local dishes – don't leave without trying island specialities such as bread fruit crisps and grilled red snapper – and for those with a taste for a drop or two of wine, Maia's Wine Boutique is an unexpected, and pretty magical, experience: resident sommelier Laurent will guide you through a tasting session before you settle in for dinner with just your favourite bottle and the sunset for company. A stand-out spa offering treatments in outdoor rooms enhances the Maia experience even further. Your massage or facial will be accompanied by a soundtrack provided by chirping birds and trickling waterfalls.

Your experience is based around a wherever, whenever, whatever philosophy

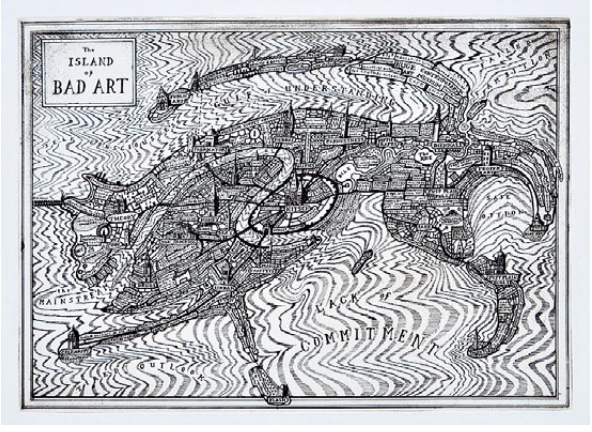
All this bliss is hard to drag yourself away from, but exploring as much of the Seychelles as you can is obviously a priority. The country is actually made up of 115 islands, but the main three – Mahé, Praslin and La Digue – are where most visitors head. Take a boat trip to visit the giant tortoises on La Digue, or recline on the deserted beaches of Praslin, where you can also while-away an afternoon under the gentle waves, visiting the incredible array of underwater wildlife. Back on dry land, you might be lucky enough to spot a family of native fruit bats asleep in the trees, the mother's wings unfolding to reveal snoozing babies.

Returning to Mahé, you can hike around the national parks, botanical gardens, bird sanctuaries or take a trip to the capital city, Victoria, where there's a lively fruit, vegetable and fish market to investigate, as well as a beautiful Hindu temple and – in another nod to the British influence – a miniature Big Ben in the town centre. A reminder of what you're not missing back home...



Don't miss Multiplied

Head to Christie's South Kensington this autumn to discover the best in contemporary art editions.



Now in its sixth year, **MULTIPLIED** showcases the very best of art editions. Taking place during Frieze Week, between October 17-20 the fair will feature a wide selection of prints, photography, digital art and multiples. Work from celebrated artists such as Sir Peter Blake, Mat Collishaw and Eileen Cooper will be featured alongside new pieces from some of the hottest new talents from London's leading art colleges including the RCA.

MULTIPLIED will appeal to collectors and enthusiasts alike with prices starting from £50.

The Resident is proud to be the London Media partner for the fair so look out for more information and news on **MULTIPLIED** soon.

For more information see multipliedartfair.com

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Enjoy the splendour of Georgian Bath at the Royal Crescent hotel

TRAVEL NOTES

The Royal Crescent Hotel is a member of the Relais & Chateux group. Overnight b&b stays at the hotel start from £230. For further information visit relaischateaux.com/royalcrescent or call 0800 344 5087

48 HOURS IN BATH

Treat someone special to a trip to Bath and a stay at the glorious Royal Crescent Hotel

Words VICKY MAYER

As a dyed-in-the-wool Londoner it takes a lot for me to be impressed by something outside our glorious city, but looking out from the window of our suite at the Royal Crescent Hotel across Victoria Park and beyond to the Somerset hills, the idea of moving out of the big smoke actually crossed my mind.

I'm not the first person of course to be entranced by this picturesque city with its elegant Georgian houses, built with sandy limestone, and picture postcard streets. Add to that the famous Roman Baths, the Pump Room, plus plenty of cool places to eat and drink and you've got the perfect destination for a two night break from London.

The five star Royal Crescent is the ideal place to stay, offering visitors a slice of modern Georgian living. Just ten minutes from the city centre, this smart hotel is the perfect base for your visit.

Unlike so many other five star hotels that have stripped away their character, the Royal Crescent positively revels in its sense of history and the rooms are sumptuously decorated with fabulous furnishings. We pushed the boat out and stayed in a roomy Deluxe Suite, complete with a delightful 'princess and the pea' four poster bed.

The hotel's suites are roomy and sumptuous

I'm not the first person of course to be entranced by this picturesque city

For weary Londoners the hotel offers a real sanctuary – the AA 3 Rosette restaurant Dover House offers delicious contemporary fare while the spa and indoor pool and sauna will help you relax instantly. The jewel in the crown though is the hotel's elegant walled garden where a glass of champagne and a cream tea should be compulsory.

Spend a 'lost' 24 hours in the hotel and the following day you'll be ready to explore the cobbled delights of this fair city. Aside from the must-visit Baths, I loved No 1 Royal Crescent (no1royalcrescent.org.uk), a perfectly preserved Georgian house which showcases Bath's illustrious past.

Nearby Bristol's urban vibe seems to have hit Bath too with cool coffee shops and cafes run by bearded hipsters springing up everywhere. The sun shone, the food was great and the people friendly. What can I say? Just be sure to avoid the estate agents' windows if you know what's good for you!

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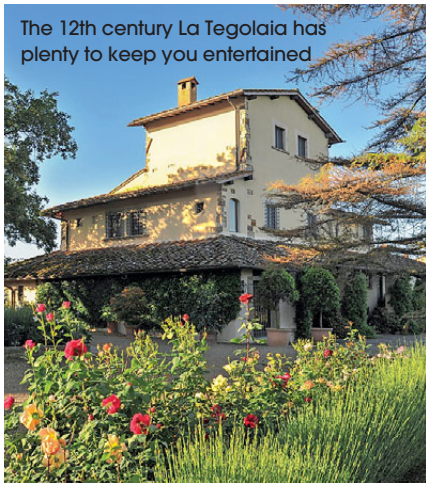
Tuscany Now offer tours of stunning Florence



The 12th century La Tegolaia has plenty to keep you entertained

LOST IN TRANSLATION

Culture, celebrations and cuisine: why one weekend in Florence just isn't enough

Words MARK KEBBLE

As a torrent of sweat poured down my forehead, I couldn't help but think of Alan Partridge's encounter with a scolding apple pastry ('It's hotter than the sun!'). I am at the Florence wedding of a good friend, in my groomsman's suit, in 40 degrees and in the full glare of that pesky sun. Hot doesn't do it justice.

For 48 hours solid, the weather in the Tuscan capital was sensational, without a cloud in the sky. Out of the suit, I lapped every little bit of it up as my wife and I packed as much as we could into a short period of time. We came in via Pisa airport and were whisked straight off, courtesy of Tuscany Now, to Florence itself, a beautiful, historic city with lots of stories to tell. The best way to hear those, without a doubt, was on a half day cultural guided tour by Barchetto, a distinctive Florentine boat similar to a gondola. It was fascinating to learn about the history of the Arno River, from WWII attacks to famous film stars plying their trade.

An hour's drive later and we were at our home for the next two days, La Tegolaia near to the village of Pelago. Now, thanks to the aforementioned wedding, this was the weekend we had to visit and Tuscany Now could only put us up in a seven bedroom villa with sweeping views of vineyards and rolling hills (we grudgingly accepted, of course). A 12th century villa, La Tegolaia has an old world charm with endless doors leading to yet another room (our first night, ridiculously, almost saw us get lost). As well as the seven bedrooms, there are eight bathrooms, a separate pool house, dining room, sitting room, kitchenette and al fresco dining areas, which in itself leads to a world of cypress and olive trees, deckchairs, a swimming pool and more. It's fair to say that there was enough for two people.

Although self-catering – we were rather proud of our toast and jam on the first morning – Tiziano, the 'caretaker', was there for the majority of time at La Tegolaia. I write 'caretaker' because he whipped up the most astonishing meal on our first night: spaghetti vongole to start, a wonderfully fresh sea bream to follow, before finishing with a never-ending chocolate mousse (although we did our best to finish it), plus conjured up a stunning brunch that beat the hangover post-wedding.

Amusingly, Tiziano spoke very little English (the owners are stationed next door, who do speak English), which was the cue for some rather random conversations between him and yours truly. Whatever the subject, we got there in the end, but my wife mentioned that it reminded her of a scene straight out of Alan Partridge. Comedy gold, perhaps, but as Norwich's finest would also say about the delights of Tuscany: 'Back of the net.'

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BUILDING BRIDGES

Does tutoring reflect badly on schools? One award-winning company shows how the two can complement each other perfectly

Words MARK KEBBLE

The next Enjoy Education event will offer an insight into life at Wetherby Prep

For a service that does receive bad press from time to time, tutoring is very much in demand and on the rise. One London-based company, Enjoy Education, is at the forefront of the industry and will next year celebrate its tenth anniversary – but don't think for a second they are here as a replacement for schools.

'It's not us or them, it's not tutoring versus schools,' insists Enjoy Education's founder, Kate Shand (right). 'Schools do a great job in terms of providing a place where children go every day – they are interacting with each other and they are covering content. Schools are hampered by the inherent nature of their set up, which is that they are sometimes dealing with very large classes of students, whereas we focus on one to one support.'

Schools are more open to collaborating with tutoring companies. We have a shared goal

Enjoy Education boasts a selection of top tutors who can help children achieve top results at all levels, including pre-school preparation, 7/8+, 11+, 13+, GCSE, A Level and Oxbridge preparation. But the fact that they also host a series of events with top Headteachers speaking suggests that the work they do is not seen as a criticism or as a means of replacing our schools. 'It's a wonderful way for them to be talking about their school, and parents love it because they have direct access to these Heads in a relaxed setting – but can still ask difficult questions,' Kate says. 'We pick all sorts of different schools, whether it's co-ed and single sex schools, or boarding and day schools, as parents are often in that situation where they haven't yet decided what is best for their child. It goes back to one of my primary reasons for setting up Enjoy Education: we want to inform parents about their children's education as much as provide tuition, because when parents understand the system they can relax and that feeds through to the children.'

The next event will be held at Knightsbridge's Royal Thames Yacht Club on 29 September and again has a high quality line-up. 'We are delighted that Vivienne Durham from Francis Holland School, Nick Baker of Wetherby Prep, and Richard Harman from Uppingham will be speaking,' Kate says. 'It will be fascinating. Vivienne runs an all girls' secondary school, Richard runs a co-ed boarding school and Nick is launching Wetherby Secondary School in September. It will be an exciting opportunity for parents to understand better the pros and cons of these types of education.'

Enjoy Education were also one of the founders of The Tutors' Association, launched three years ago, who had a well-respected guest at their second AGM recently. 'Dr Tim Hands from Magdalen College School came to speak and that was wonderful,' Kate recounts. 'He spoke freely about all of us having a shared goal of building a child's confidence and it was a great moment showing how schools and tutoring companies can support each other. There will always be a healthy tension between the two, but at the same time what I do like is that schools are more open to collaborating with tutoring companies and we already work in-house with a number of schools in London.'

With a big anniversary to be celebrated next year, Enjoy Education show no signs of slowing down. There are plans afoot to help low income families apply to Oxbridge, more involvement at primary school level with children whose families can't afford one-to-one tutoring, and continuing a partnership with the charity Chance UK. As Kate sums up: 'Tutoring can be so powerful and life-changing.'

For more details on the 29 September event, and what Enjoy Education offer, visit enjoyeducation.co.uk or call 020 7352 8800

Nick Baker, Head of Wetherby Prep

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The Kindergartens is built on an ethos of happiness and inspiring a love of learning in children

YOUNG AT HEART

As The Kindergartens opens another site in Holland Park, the innovator behind these nursery schools promises there's more to come

BY MARK KEBBLE

If you were out in Battersea recently desperately looking for some shaving foam without any luck, then Carol Evelegh may be able to shed some light on the reason why. 'I was at Bumble Bee [The Kindergartens' SW11 location] the other day and there was a child standing in some shaving foam. I asked what it felt like and this child shouted out all these different words and was learning so much. It's why I buy a lot of shaving foam from Tesco!'

Meeting Carol at The Kindergartens' Clapham head office, she exudes a real air of effervescence. Owner of The Kindergartens, the largest and fastest growing family-run group of nursery schools in London, she's up at 6am every day to visit their 12 sites. The group was founded by her late husband Philip in 1991, who always envisaged 'five schools', inspired in part by Carol's 38 years-plus experience teaching children from two upwards. Carol spent 33 of those years working with Thomas's London Day Schools, firstly as a Reception teacher in her 20s, before going on to be Deputy Head of Thomas's Kensington and then Director of Thomas's Kindergartens – and then becoming Head of Thomas's Clapham. 'They are a huge inspiration,' she says about the Thomas family.

Having experience of all education sectors, why did Carol end up focusing on the two to five year age range? 'The young ones just come out with things and are so open,' she smiles. 'There's something about young people that's fascinating, interesting and wonderful – just their questioning of the world. They are like sponges. You can just see it in them – their eyes light up when they are learning.'

Carol runs The Kindergartens like a school and each site has its own personality, but there is a constant theme running through them. 'There's a sense of happiness, a sense of giving things a go,' Carol says on the atmosphere you'd find in any one of The Kindergartens. 'The children are so young, you want to nurture them, make them happy and tell them to have a go – giving them confidence in the process.'

The group's success has its roots in Carol's never-ending energy – 'When we got to ten sites, people still approached me with possible locations, thinking "Carol will be up for the challenge"!' – and its ability to embrace forward-thinking principles. They are one of the few nursery schools in London to embrace Forest Schooling, and emotional wellbeing is just as important as educational excellence. 'If you have happy children, you have a happy school,' Carol says simply.

There's something about young people that's fascinating and wonderful

Walk around any site and you'll see classrooms bursting at the seams with children's work on the walls, covering all manner of subjects. Holland Park will get its own share of this educational experience when Pooh Corner opens in September, and with another also set to open in Fulham soon, where will the journey end? 'If something wonderful comes along and we can make a difference in that area, then we would like to do it,' Carol says. Best get out and stock up on shaving foam.

Pooh Corner Kindergarten is located at The Crypt, St John the Baptist Church, Holland Park W14 8AH, 01622 833 331; thekindergartens.com

Nadim and Carole Saad provide effective parenting coaching

COMPLEMENTARY THERAPIES

Can you 'teach' parents to raise their children in a better way? One local couple believe you can

Words MARYAM RASHEED

Parenting coaches, Carole and Nadim Saad, believe that their Notting Hill neighbourhood has had a major impact in maintaining happiness in their home. They gush about the musical characters in the area, the kind shop owners in the vicinity, and the neighbourhood diversity. 'It's great that our kids can experience this,' says Nadim. And although their locality enhances the positivity in their home of five, they also seem to have discovered a coveted secret or two to a happy family life.

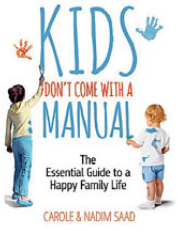
However the couple aren't keeping their breakthrough under wraps, rather imparting their knowledge onto parents to teach them how to eliminate conflict and revive a harmonious balance within the home. Their handbook, *Kids Don't Come With A Manual*, has gained major acclaim for its simplistic, but effective instruction on how to parent with balance and impact, and is now paving the way for the duo to think about creating a similar device geared towards educators.

Carole, a Montessori trained teacher, and her businessman husband discovered that their parenting styles fell on opposite ends of the spectrum after the birth of their second child, as they began to face behavioural issues with their first. They disclose that they instinctually operated through compensation strategies that forced Nadim to become more authoritarian as Carole exercised more protectiveness. They both wanted to know how to minimize their disparity rather than be fed a compilation of do's and don'ts.

With her knowledge of child development and training in various parenting courses, Carole began to instruct parenting classes whilst pregnant with her third child. Nadim attended her first parenting evening – and the rest is history. 'Nadim got so into it that he wanted to share everything we've tried at home that has worked,' Carole smiles. 'Soon Nadim started researching and began catching up with what I knew about new studies and findings.' Nadim's entrepreneurial instinct, along with Carole's expertise, led to them co-founding the Best of Parenting enterprise that has provided effective parenting coaching and supportive resources.

'We had all this material we were using in our courses and we thought it would be great if we had something tangible to give people when we went to schools or businesses. Something for parents to take home and keep,' Carole reasons. The book teaches parents how to satisfy their own needs, as well as those of their kids, by nurturing and encouraging them to develop their potential in a comfortable framework. Nadim states that the book is suited to all parents, and has a unique guilt-free approach to parenting that is very personal to them. 'There's no such thing as a perfect parent, but we can always parent our children better and be happier as a family,' Nadim says. 'Parent out of love, respect and empathy, not out of fear.'

There's no such thing as a perfect parent, but we can parent our children better



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The Kindergartens

The Kindergartens are delighted to announce that they are opening two new nursery schools in Holland Park, W14 and Aubrey Walk, W8. These will be sister nurseries to their highly successful Pooh Corner Kindergarten in SW7.

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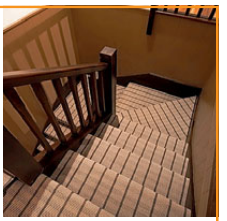

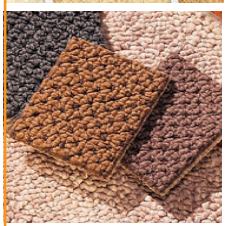
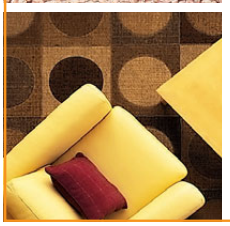

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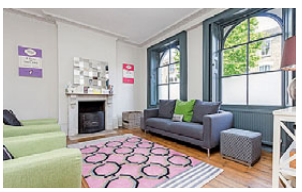

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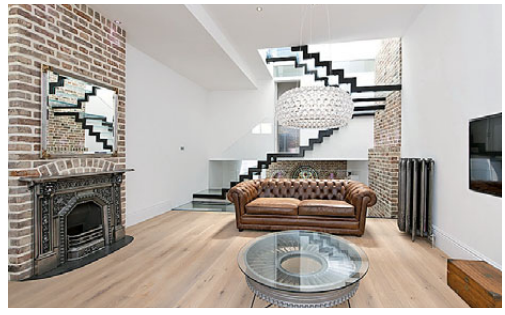
London is firing on all cylinders when it comes to new developments, from bijoux boutique projects to huge regeneration schemes – developers are realising they are responsible for helping to build communities as well as houses and apartments, so in this month's Insight I look at how art is at the centre of 'placemaking'. We also catch up with the latest property news and pick out five properties with fabulous living areas.

Karen

Karen Tait, Property Editor

Editor's pick: The centrepiece of this contemporary three-bedroom, three-bathroom house in Princes Mews, W2, is its incredible glass staircase, which zigzags through four floors: £4,000,000 (JSA: bectivelesliemarsh.co.uk; struttandparker.com)



NEW

Aykon Nine Elms will be the first project of scale in London to be designed by a luxury fashion house

PROPERTY *NEWS*

Your update on London's homes & interiors

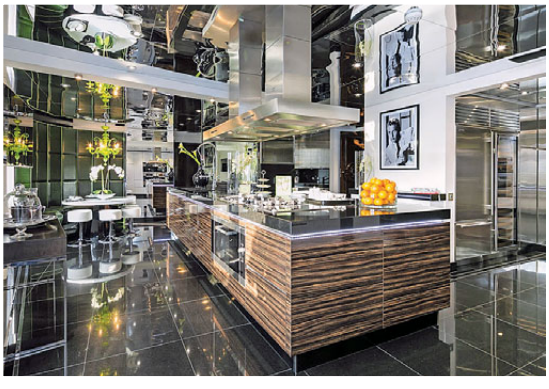
Tom Cruise penthouse

Is this the most glamorous penthouse on the London market? Paul Davies London has transformed the entire top floor of the residential building Wellington Court into a unique 10,000 sq ft apartment. Boasting the largest private Hyde Park rooftop terrace of any Knightsbridge penthouse along with bespoke Great Gatsby inspired Art Deco interiors, the property offers six-bedrooms, including a master suite with his and hers dressing and bathing rooms, and is on the market for £35m with Mayfair agent Wetherell.

Formerly the Second Duke of Wellington's Riding School, Wellington Court was first developed in the 19th century and was the original prestigious parkside development. High-profile residents have recently included Tom Cruise, who rented the penthouse as his London pied-à-terre.

wetherell.co.uk

The penthouse occupies the entire top floor



VAUXHALL MEETS VERSACE

If there was any doubt that Vauxhall was one of, if not the, rising star of our capital, the latest luxury property launch puts it firmly on the glamour map. Swanky interior design has long been utilised to make high-end developments stand out from the rest, but this new project from Dico UK, a subsidiary of Middle East developer Damac, has brought in the big guns with no less than Versace providing a new level of glamour for London.

Located in a prime spot overlooking the Thames, Aykon Nine Elms will be the first of Damac's branded residences in the capital, and will play a major part in the 195-acre regeneration of the Battersea area.

With prices from £700,000 to £4m, the tower will offer two- and three-bedroom apartments, plus studios and penthouses, while the all-important residents' amenities will include a gym, indoor pool, spa, roof garden and cinema.

The project marks significant expansion for Versace. 'It's the ultimate expression of our lifestyle concept,' explains CEO Gian Giacomo Ferraris. 'Comfort will become our lifestyle.

'Donatella Versace is able to customise and tailor design for every interior space,' he adds. 'It's a tailor-made project which will focus on a glamorous, bold and colourful DNA'.

So, if you fancy adding a property to your Versace fashion collection, look no further – you'll have to be patient, however, as the project isn't due for completion until 2020.

Aykonproperties.com

HUF HAUS launches UK show house

Fans of *Grand Designs* will be no stranger to the fabulous HUF HAUS brand of pre-manufactured timber and glass homes that are renowned for their precise German engineering and fast efficient builds, not to mention contemporary style. Now the first ever UK show house has been launched in Brooklands, Surrey.

Building on the company's history of sustainable construction, as well as the sumptuous interiors and high-end features associated with HUF HAUS design, the show house realises the concept of eco-luxury, integrating sustainability and sophisticated engineering to prove that a luxury home doesn't have to sacrifice environmental consciousness. With over a century of experience refining HUF HAUS architecture and more than 15 years of building in the UK, the show house unveils the new technology on offer – indeed, the show house is likely to be the most engineered house in the UK.

'Our first UK show house demonstrates the architectural and technological advances achieved by the HUF HAUS engineers,' comments CEO Georg Huf. 'Functions such as the heating with ice system that were beyond our comprehension when we began building in the UK 18 years' ago now come as standard as we strive to pioneer zero carbon efficiency.'

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SLEEK ELEGANCE

Warwick Square, SW1V, £1,950,000

Situated in one of SW1's most desirable private garden squares is this three-bedroom apartment, which offers a superb balance of living and entertaining space. The home has been extensively renovated and extended throughout, and there is a private patio to the rear.

020 7828 4050, jackson-stops.co.uk

CLASSIC BEAUTY

Clareville Street, Sw7, £6,500,000

This impressive reception space is part of a four-double-bedroom freehold house located in the quiet street of Clareville Street. It is tucked away in a smart part of SW7 with easy access to the best bars, boutiques and restaurants in the neighbourhood.

020 7590 9955, lurotbrand.co.uk

LOFT STYLE

Salusbury Road, NW6. £1,750 per week

Experience true loft-style living in this converted factory, which houses a breathtaking open-plan living space with double height ceilings and exposed beams. The three-bedroom, two bathroom apartment is bathed in natural light and further boasts a generous master suite.

020 7221 5388; bective.co.uk

OPEN SPACE

Adam & Eves Mews, W8, £1,650 per week

The galleried landing and glass roof of this two-bedroom home allows floods of light to cascade down the spiral staircase into the stylish open-plan living room/kitchen. The property sits just off Kensington High Street, and comes with two bathrooms and two reception rooms.

020 7937 9976, mountgrangeheritage.com

KENSINGTON MANOR

Palace Gate, W8, £4,975,000

This reception room is simply sensational, composed of corniched ceilings and large wooden-framed balcony doors, giving a sense of grandeur to ithe surroundings. It is part of a 2,209 sq ft three-bedroom flat spread over the first and second floors of an attractive stucco-fronted house, and comes with three bathrooms and parking.

020 7938 3866, struttandparker.com

Online

For more photos from this feature visit theresident.co.uk

THE ART OF PROPERTY

As London celebrates its 13th Design Week, we take a look at how property and art have become inextricably entwined

Words KAREN TAIT

We all know that once the artists move into a neighbourhood, it's only a matter of time before it becomes gentrified and prices start rising. Canny property developers recognise the value of art when it comes to promoting their projects too, and it's becoming more and more common for them to partner with an artist to offer more than just homes.

When luxury development The Chilterns in Marylebone launched, a private gallery in the grand lobby displayed a specially commissioned series of photos of the area by photographer David Bailey; buyers of the properties (priced from £3m) then received one of the original framed photos, worth around £20,000 each.

The St James Group went a step further with the Riverlight development in Battersea. In addition to the six contemporary buildings designed by Rogers Stirk Harbour + Partners, the project committed over 75% of the site, some four acres, to landscaped outdoor spaces offering shops, restaurants and public art – the nearby Royal College of Art was given a five-year rent-free working and interactive artist space StudioRCA, which opened in October. Developer St James also commissioned leading contemporary artists Simon and Tom Bloor, Kate Davis and Peter Newman to create sculptural works at Riverlight. (Completion is due in 2017, with prices from £800,000, 020 7870 9620.)

Art and culture are great tools to bring people together, and build a community

History, art and property have been combined at the Goodman's Fields development in Aldgate (prices from £735,000, 020 3217 1000), where six larger than life bronze horses were recently unveiled in the new public piazza. The sculptures from British artist Hamish Mackie commemorate the site's past, where Mr Goodman once leased out the fields for London's livery horses. Mature trees, pools and fountains follow the curved path of the horses' dramatic charge through the piazza.

'Development is about creating communities,' explains Tony Pidgley CBE, Chairman of the Berkeley Group. 'We wanted to create one of the finest new squares in London, somewhere you want to meet your friends, relax, read a book and enjoy yourself. Public realm must be at the heart of all regeneration in a world class city.'

Large-scale regeneration projects can sometimes be criticised for their lack of soul and community. Introducing art can help to overcome these problems, as recognised by the vast Nine Elms project, where a plan to create a new cultural quarter has just been unveiled.

There's even a name for this process – 'placemaking' acts to entwine culture, art and architecture, engaging local

Far left: Bronze horses make a splash at Goodman's Fields
Left: The 'flower building' at Battersea will be an art form in its own right
Below: Sculptures at Riverlight by Simon and Tom Bloor

most importantly a place for new and existing residents to participate in activities and come together as a community. It is the first step in an unfolding and endless story as the Power Station is built out over the coming years.'

Architects are getting in on the act too, with the properties themselves becoming art forms – witness the sculputural form of architect Frank Gehry's 'Flower Building', while across the capital ever more creative new developments have inspired countless nicknames (the Gherkin, Cheesegrater and Walkie-Talkie, to name but a few), leading big-budget buyers to expect innovative architecture.

While galleries are popping up in property developments, the flipside to the coin is the conversion of artists' studios and warehouses into luxury developments – at the heart of the Nine Elms regeneration, for example, an ex-Christie's auction warehouse will become The Residence, offering 510 homes courtesy of developer Bellway.

residents, adding character and bringing a sense of participation to a newly established area.

'Art and culture are great tools to bring people together and create the human interactions that are key to building a community,' comments David Twohig, director of design and placemaking at Battersea Power Station. 'Through partnerships we want to bring a diverse art and culture offering across multiple platforms around the site. We're very excited to be partnering with Battersea Arts Centre on our first cultural platform in Circus West. BAC will play an important role ensuring that we create a space that works for artists, allows for diverse and quality programming, and

savills.co.uk

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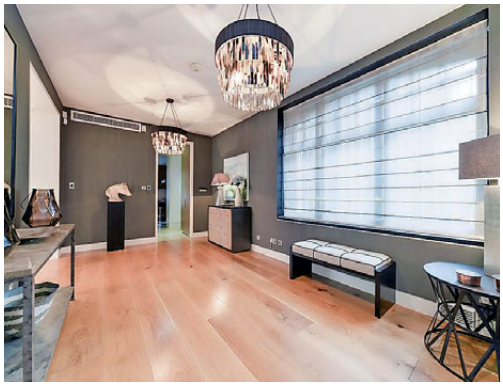

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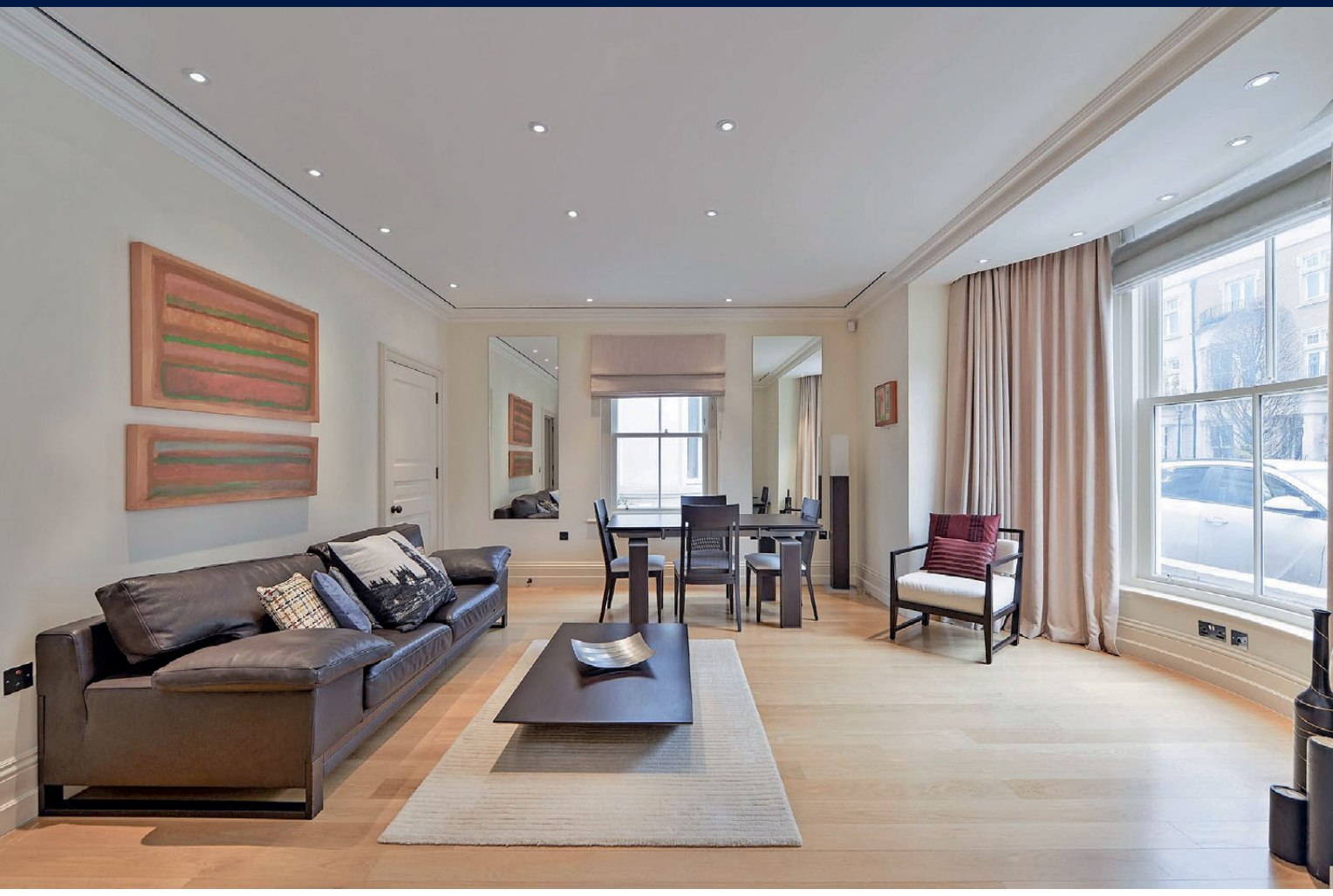
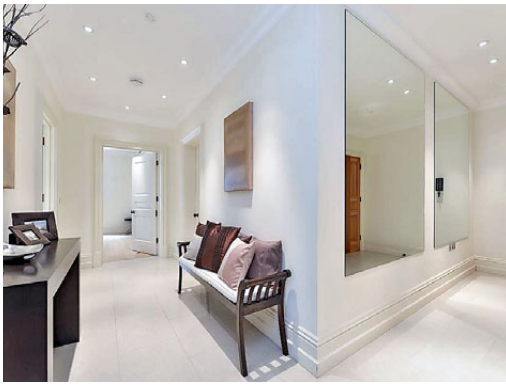




TWO BEDROOM FLAT IN PRESTIGIOUS WYCOMBE SQUARE

EAST LODGE, W8

Reception room ◆ kitchen ◆ 2 bedrooms ◆ 2 bathrooms ◆ dressing room ◆ storage room ◆ porter ◆ communal gardens ◆ 94 sq m (1,020 sq ft) ◆ EPC=D

Knight Frank Kensington
Sami Robertson
sami.robertson@knightfrank.com
020 7938 4311

Savills Kensington
Thomas Holcroft
tholcroft@savills.com
020 7535 3300

Guide £2.35 million Leasehold, approximately 986 years remaining

OnTheMarket.com

savills

savills.co.uk

DELIGHTFUL AND RARE LOW BUILT HOUSE

PEMBROKE GARDENS CLOSE, W8

Double reception room ◆ kitchen/breakfast room ◆ 4 bedrooms (1 en suite) ◆ further bathroom ◆ guest w.c. ◆ front garden ◆ rear garden ◆ garage ◆ parking ◆ private road ◆ 167 sq m (1,793 sq ft) ◆ EPC=D

Savills Kensington
Kit Allen
kallen@savills.com
020 7535 3300

Offers in excess of £3.2 million Freehold

STUNNING FIRST FLOOR APARTMENT IN BAYSWATER

WESTBOURNE TERRACE, W2

3 bedrooms ◆ reception room ◆ dining room ◆ kitchen ◆ 3 bathrooms ◆ balcony ◆ patio ◆ 172 sq m (1,849 sq ft) ◆ Council Tax=G ◆ EPC=C

Flexible furnishings £2,750 per week
+ £276 inc VAT tenancy paperwork fee and other charges may apply*

Savills Notting Hill
Amy Mackinnon
amackinnon@savills.com
020 7727 5751

STUNNING 2 BEDROOM MAISONETTE WITH A ROOF TERRACE IN HOLLAND PARK

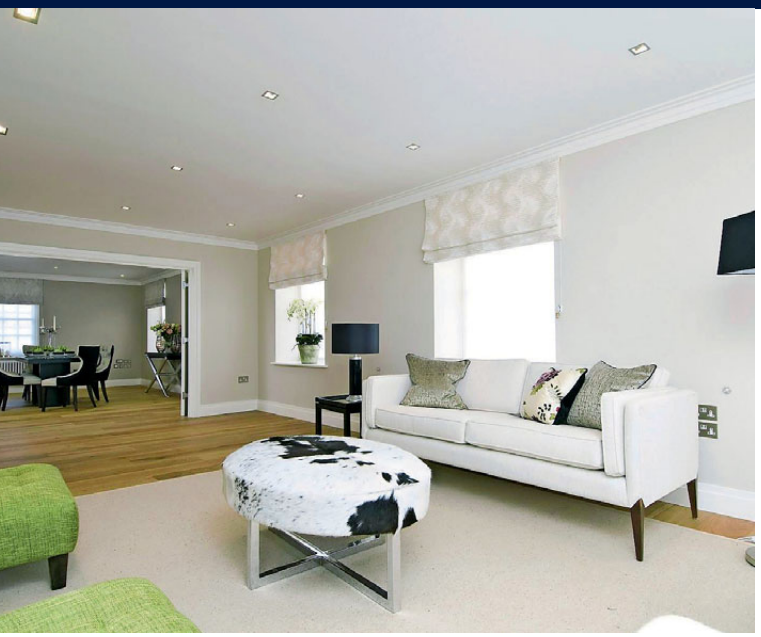
ST ANN'S ROAD, W11

2 bedrooms ◆ reception room ◆ kitchen ◆ bathroom ◆ guest cloakroom ◆ roof terrace ◆ 71 sq m (760 sq ft) ◆ Council Tax=F ◆ EPC=D

Flexible furnishings £725 per week
+ £276 inc VAT tenancy paperwork fee and other charges may apply*

Savills Notting Hill
Amy Mackinnon
amackinnon@savills.com
020 7727 5751

*£36 inc VAT for each additional tenant/occupant/guarantor reference where required. Inventory check out fee – charged at the end of or early termination of the tenancy and the amount is dependent on the property size and whether furnished/unfurnished. For more details including example inventory fee,
visit www.savills.co.uk/fees.



HORNTON COURT WEST, W8

4 bedrooms ◆ 2 reception rooms ◆ kitchen ◆ 3 bathrooms ◆ dressing room ◆ utility room ◆ lift ◆ porter ◆ 219 sq m (2,356 sq ft) ◆ Council Tax=H ◆ EPC=C

Unfurnished £2,400 per week

+ £276 inc VAT tenancy paperwork fee and other charges may apply*

Savills Kensington lgood@savills.com 020 7535 3333

KENSINGTON HIGH STREET, W8

2 bedrooms ◆ 2 reception rooms ◆ bathroom ◆ wooden floors ◆ lift ◆ opposite hyde park ◆ 108.3 sq m (1,166 sq ft) ◆ Council Tax=G ◆ EPC=C

Furnished £1,050 per week

+ £276 inc VAT tenancy paperwork fee and other charges may apply*

Savills Kensington lgood@savills.com 020 7535 3333

PEMBRIDGE PLACE, W2

2 bedrooms ◆ reception room ◆ kitchen ◆ 2 bathrooms ◆ balcony ◆ first floor flat ◆ 76 sq m (816 sq ft) ◆ Council Tax=G ◆ EPC=D

Furnished £1,295 per week

+ £276 inc VAT tenancy paperwork fee and other charges may apply*

Savills Notting Hill amackinnon@savills.com 020 7727 5751

DAWSON PLACE, W2

Bedroom ◆ reception room ◆ kitchen ◆ bathroom ◆ 44 sq m (471 sq ft) ◆ Council Tax=D ◆ EPC=D

Flexible furnishings £440 per week

+ £276 inc VAT tenancy paperwork fee and other charges may apply*

Savills Notting Hill amackinnon@savills.com 020 7727 5751

*£36 inc VAT for each additional tenant/occupant/guarantor reference where required. Inventory check out fee – charged at the end of or early termination of the tenancy and the amount is dependent on the property size and whether furnished/unfurnished. For more details including example inventory fee, **visit www.savills.co.uk/fees.**

MATTHEW HOBBS

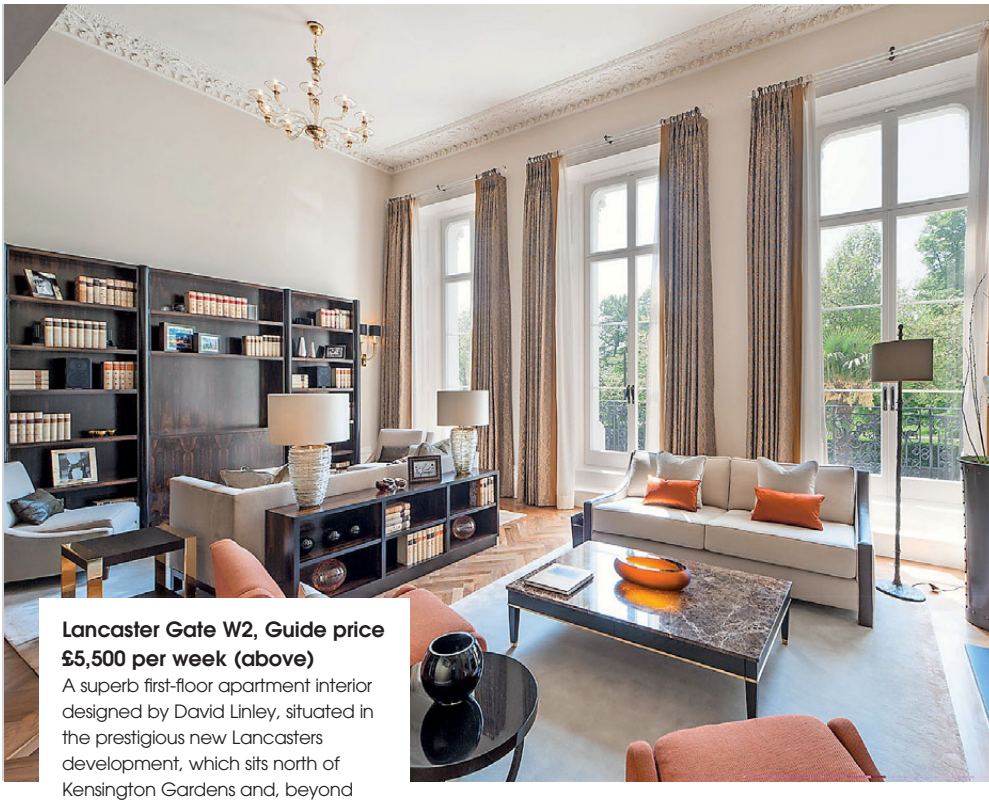
REGIONAL HEAD OF NW PRIME CENTRAL LONDON LETTINGS, SAVILLS

How the typical corporate tenant has been changing in Notting Hill

We started the year with a first quarter in line with previous years but, with the building uncertainty surrounding the possible general election outcomes, the market failed to live up to the usual post-Easter pattern. Property politics crept onto the agenda and consequently the market was decidedly slower in the run-up to May.

With certainty now restored to the marketplace, landlords and tenants are more assured in their decision-making and the bounce in activity has been heartening and significant. This is especially the case in the middle and upper ranges of the market with larger flats and family homes – the latter driven in part by the securing of school places.

With a busier summer market, we have been working closely with our Corporate Services department, helping them find both family homes and London bolt-holes. The typical corporate tenant has been changing over the years, with more tech and energy companies picking up where activity from the banks has cooled.



Lancaster Gate W2, Guide price £5,500 per week (above)
A superb first-floor apartment interior designed by David Linley, situated in the prestigious new Lancasters development, which sits north of Kensington Gardens and, beyond that, Knightsbridge and Chelsea. The flat comes with with valet parking, 24-hour concierge, a gym and pool.

Kensington Gardens Square W2, Guide Price £750 per week (left)
A modern and bright two-bedroom, first-floor flat on a sought-after garden square in Notting Hill. This flat offers a great entertaining open-plan living space, with floor-to-ceiling windows that open onto a west-facing balcony. This flat is offered on a part furnished or unfurnished basis, with an additional terrace off the second bedroom.

Our corporate enquiries in the Notting Hill and Kensington areas are often from younger tenants needing flats, rather than family homes as it would traditionally be. Notting Hill and Kensington are particularly popular areas for these types of tenants, keeping us more consistently busy through the year. Prospective tenants tend to have more time to view over the summer, and landlords ensuring their properties look their very best will reap the best rewards the summer sun brings, securing an excellent tenant for the years ahead.

Savills Notting Hill, 020 7727 5751; savills.co.uk

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STRUTT&PARKER

Earls Court Road, Kensington, W8

£1,900 per week* Unfurnished

Located on the corner of Abingdon Villas, an immaculate family house close to the charming area known locally as Stratford Village.

2,150 sq ft (199.73 sq m) EPC rating E
Drawing room | Kitchen/breakfast room | Four bedrooms | Two bathrooms | Study | Patio | Off street Parking

Kensington 020 7938 3866
kensington.lettings@struttandparker.com

Newton Court, Kensington, W8

£1,500 per week* Unfurnished

Spacious and well-presented apartment occupying approximately 1,680 sq ft, on the fifth floor (with lift) of this well located mansion building.

1,680 sq ft (156 sq m) EPC rating E
Drawing room | Dining room | Kitchen | Four bedrooms | Three bathrooms | Lift | Porter

Kensington 020 7938 3866
kensington.lettings@struttandparker.com

A member of OnTheMarket.com

*The following Tenant charges may apply prior to tenancy commencement: Tenancy Agreement £210 (inc VAT) Credit References per application £54 (inc VAT). All advertised prices are excluded and other associated services.

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Winkworth

A UNIQUE PERSPECTIVE ON BUYING, RENTING AND SELLING HOMES

LANSDOWNE COURT, W11 £8,500,000

A spectacular penthouse apartment of breath-taking design, with glass external walls taking full advantage of the sensational views offered by such an elevated position. The apartment is accessed through a discreet private courtyard and lift and features expansive living and entertaining space, both inside and out, a fabulous master bedroom suite and up to four additional bedrooms.

Leasehold | 6 Bedrooms | Reception room/Bar | Reception/Dining area | Kitchen | 4 Bathrooms | Private Lift | Roof Terrace | Approx. 4056 Sq ft

NOTTING HILL | 020 7727 3227
nottinghill@winkworth.co.uk

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Winkworth

A UNIQUE PERSPECTIVE ON BUYING, RENTING AND SELLING HOMES

LEDBURY MEWS NORTH, W11 £1,395,000

This charming property occupies the first and second floors of a terraced mews house and is accessed via an attractive wrought iron walkway running the length of the terrace. The entrance opens directly into a large reception space benefiting from the full width of the double fronted building and leads to a spacious kitchen dining room to the rear. Above on the second floor are the two bedrooms. The property would benefit from some modernisation but offers the potential to create a fabulous home in this attractive, peaceful, cobbled mews.

Leasehold | 2 Bedrooms | 1 Bathroom | 1 Reception Room | Maisonette | Terraced | First Floor | 948 sq ft

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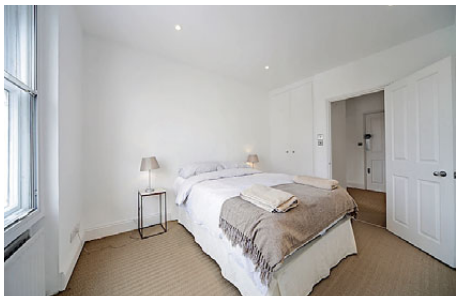

ELGIN CRESCENT, W11 £750 PER WEEK

This bright, two bedroom apartment forms the top floor of an attractive,end of terrace building, flooded with light from three sides and features south facing reception space of over 23 feet with open plan kitchen. Accommodation further comprises two equally proportioned double bedrooms, one with en suite bathroom, the second with own bathroom also. From the hallway, stairs lead up to an amazing communal roof terrace, fully decked with roof top views in all directions. The property additionally has access to beautiful communal gardens.

2 Bedrooms | 1 Reception Room | 2 Bathrooms | Upper Floor | Part Furnished

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Winkworth

A UNIQUE PERSPECTIVE ON BUYING, RENTING AND SELLING HOMES

BRIDSTOW PLACE, W2 £895 PER WEEK

An opportunity to rent this gorgeous house on a peaceful and well located mews. The property has been completely refurbished to a very high standard throughout using both modern and reclaimed items to create a wonderful mix of old and new adding exceptional character. The house comprises two double bedrooms on the ground floor, two bathrooms (one en-suite to the master bedroom), a large open plan kitchen and living room with fabulous high ceilings and lots of natural light. The property boasts a charming decked terrace accessed via the kitchen and patio space at ground level.

2 Bedrooms | 2 Reception Rooms | 2 Bathrooms | End of Terrace | Roof Terrace | Furnished

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HARRODS ESTATES
LUXURY PROPERTY AGENTS

Established 1897

CREMORNE ROAD, Chelsea SW10

A bright and well-presented one bedroom apartment (approximately 527 sq. ft. / 49 sq. m.) on the second floor of a redbrick mansion block in Chelsea. The accommodation comprises reception / dining room with wood flooring and plenty of natural light, a modern kitchen, a double bedroom with built-in wardrobes and a beautifully finished bathroom. Cremorne Mansions is well located for access to the amenities and transport links of the King's Road and Lots Road, with the River Thames only moments away. Lots Road is currently undergoing regeneration which will bring a wealth of new shops, restaurants and amenities to the area. EPC rating E.

Share of Freehold

Guide price: £645,000

020 7225 6700
john.harris@harrodsestates.com

Harrods

KNIGHTSBRIDGE OFFICE: 82 BROMPTON ROAD LONDON SW3 1ER T: 020 7225 6506
MAYFAIR OFFICE: 61 PARK LANE LONDON W1K 1QF T: 020 7409 9001
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KENSINGTON OFFICE: 48-50 KENSINGTON CHURCH STREET LONDON W8 4DG T: 020 3650 4600
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HARRODS ESTATES
LUXURY PROPERTY AGENTS

Established 1897

RUTLAND COURT, Knightbridge SW7

A fantastic newly-refurbished apartment which has been finished to the highest of standards, with no expense spared. Located on this sought-after gated cul-de-sac with 24-hour security, the apartment is directly opposite Hyde Park yet within easy reach of all amenities of Knightsbridge. Accommodation of approximately 1,410 sq. ft. comprises reception / dining room, kitchen, utility room, master suite with dressing room and ensuite bathroom, second bedroom with ensuite shower room and a third bedroom / study also with ensuite shower room. The rent includes the cost of heating and hot water as well as use of the communal gym and personal trainer. Available for long or short term let on a furnished basis. Parking space available by separate negotiation. EPC rating D.

Price per week: £1,950
Plus property fees: £180 Admin, £235 Checkout
References: £42 per person*
*http://www.harrodsestates.com/tenants

020 7225 6602
ed.woolgar@harrodsestates.com

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Left: Lansdowne Crescent W11; and below, Craven Terrace W2

MY MONTH

After early 2015 saw lower volumes of property sales, we anticipate steady, long-term growth for the remainder of this year

Words SEBASTIAN ANDUZE

What has been the most challenging aspect of your month?
Convincing potential buyers to view properties before the onset of the summer break has been our biggest challenge. However, whilst on a week's holiday in the south of France, I was delighted to arrange a viewing of a spectacular house in Lansdowne Crescent (asking price £14,000,000), from which the applicant is considering making an offer.

What has been your personal highlight?
I got an enormous amount of pleasure valuing and taking on a wonderful three-bedroom Victorian end-of-terrace house on Ladbroke Grove in the face of stiff competition from other local agents. We eventually achieved at least £300,000 over what the owner had been told her property was worth and so naturally we had a very satisfied and happy customer on our books.

Describe an exceptional property that has come onto the market.
We have recently been instructed to sell a beautifully presented and spacious two-bedroom flat in Craven Terrace, W2, for the asking price of £1,000,000. The property is close to Hyde Park and benefits from fantastic retail, restaurant and transport links.

What has been the quickest sale to take place in recent months?
One of the reasons we all love the estate agency world is that there will always be a few surprises along the way, and it's terrific when a house is sold in a matter of hours to a very pleased and contented buyer. We sold a charming period property at the close of last year, with an attended exchange. The house in question benefitted from a number of attributes including an immense amount of character, an independent garage and a west-facing, landscaped garden.

How has the market been performing?
It is common knowledge that the general election played a major part in affecting the property market through the first two quarters of the year, with vendors and buyers alike postponing any decisions before the result was known. As a consequence of this, the first half of 2015 saw low volumes in sales, with prices tailing off from their 2014 peaks. We believe the immediate future will see continued flat-lining in pricing, but then there will be steady upward growth in prices thereafter over the next five years as demand for property in prime central London outstrips supply.

Can you describe a favourite local lunch spot that you recently visited?
Very conveniently located a stone's throw from our office at 14 Portland Road, one finds The Ladbroke Arms, which must be one of the most relaxing places to have a social or business lunch. The last time I entertained a client there, I chose a most delicious lobster risotto accompanied by a fresh, fruity and light bottle of Chablis. I get hungry just at the thought of that particular meal and can't wait to take another guest there soon!

Sebastian Anduze is a Sales Manager at Jackson-Stops & Staff's Holland Park office. Call on 020 7727 5111 or visit jackson-stops.co.uk

Chard

All Saints Road, W11

£2,200,000

A well presented, two double bedroom maisonette situated on the sought after All Saints Road and ideal for access to local amenities

- Two bedrooms
- Split level
- Private garden
- Open plan reception/kitchen
- Access to local amenities
- Energy rating d

Notting Hill & Kensington sales
020 7243 4500

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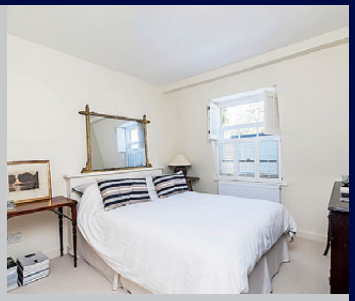
chard.co.uk

Chard

Ladbroke Square, W11 £1,250,000

This top floor, two double bedroom apartment is situated on a sought after residential road



- Two bedroom
- Top floor apartment
- Private communal gardens
- Popular road
- Period conversion
- Energy rating c

Notting Hill & Kensington sales
020 7243 4500

Palace Gardens Terrace, W8 £1,650,000

A well proportioned, two bedroom garden apartment with a conservatory in Notting Hill

- Kensington and Chelsea
- Two bedrooms
- Conservatory
- Garden
- Notting Hill Gate station
- Energy rating c

Notting Hill & Kensington sales
020 7243 4500

Chard

Cornwall Mews West, SW5

A modern three bedroom mews house with a garage and a private roof terrace

£4,350,000

- Three bedrooms
- Three bathrooms
- South facing roof terrace
- Garage
- Access to transport links
- Energy rating e

South Kensington & Chelsea sales 020 7373 8883

Coleherne Mews, SW10

This charming three bedroom, three bathroom mews house has been refurbished throughout

£3,995,000

- Three bedrooms
- Three bathrooms
- Private garage
- Beautifully presented
- Mews house
- Energy rating c

South Kensington & Chelsea sales 020 7373 8883

Durham Terrace, W2

A two double bedroom, two bathroom duplex apartment ideally located in Notting Hill

£1,350,000

- Open plan reception room
- Two double bedrooms
- Two bathrooms
- Duplex apartment
- Period conversion
- Energy rating e

Notting Hill & Kensington sales 020 7243 4500

Pembridge Villas, W2

A stylish one bedroom flat with views from the fourth floor of a popular period building

£1,199,999

- One bedroom
- Fourth floor
- Lift
- Large reception room
- Westbourne Grove
- Energy rating d

Notting Hill & Kensington sales 020 7243 4500

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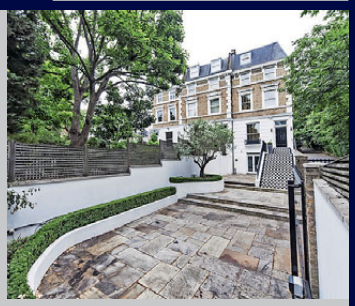
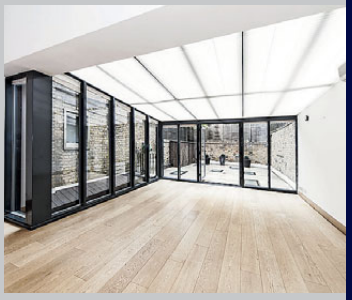
Chard

Holland Park Avenue, W11 £4,500 p/w

A four double bedroom period house arranged over five floors and located in Holland Park





- Double reception room
- Interior designed kitchen
- Four bathrooms
- Private garden and two terraces
- Notting Hill Gate station
- Energy rating f

Notting Hill & Kensington lettings
020 7792 0792

Holland Park, W11 £1,350 p/w

A beautifully presented, two double bedroom apartment with a private patio garden

- Private entrance
- Two double bedrooms
- Two reception rooms
- Private patio
- Holland Park station
- Energy rating e

Notting Hill & Kensington lettings
020 7792 0792

Chard

Sheldon Square, W2

A modern three double bedroom apartment set within a new development in Paddington

£900 p/w

- Three double bedrooms
- Two bathrooms
- Private terrace
- A porter
- Paddington station
- Energy rating c

Bayswater & Paddington lettings 020 7402 4722

Lancaster Gate, W2

A two double bedroom, two bathroom period property overlooking the garden square

£850 p/w

- Two bedrooms
- Two bathrooms
- Separate kitchen
- Wood floors
- Lancaster Terrace station
- Energy rating d

Bayswater & Paddington lettings 020 7402 4722

Westbourne Grove, W2

A two double bedroom apartment set within a well maintained mansion building

£825 p/w

- Two double bedrooms
- Two bathrooms
- Wood floors
- Open plan kitchen
- Notting Hill and Bayswater stations
- Energy rating e

Notting Hill & Kensington lettings 020 7792 0792

Lucerne Mews, W8

A spacious one double bedroom mews apartment ideal for access to Notting Hill

£495 p/w

- Living/dining room
- Private terrace
- Sought after mews
- Ample storage
- Notting Hill Gate station
- Energy rating d

Notting Hill & Kensington lettings 020 7792 0792

Tenant fees apply: £180 inc. VAT per tenancy contribution to administration, £60 inc. VAT reference fee per tenant, £144 inc. VAT towards end of tenancy check out report.

MOUNTGRANGE HERITAGE mh

Stratford Road, W8 £2,150,000 Leasehold

A spacious and bright, split-level maisonette located in the ever-popular 'Stratford Village'. Arranged over the first and second floor of this handsome Victorian building the 1230 sq ft (approx.) property benefits from its own private entrance on the ground floor, off-street parking for one car, generous storage throughout and well-proportioned entertaining space. EPC=E. Large reception room, three double bedrooms, family bathroom, shower room, separate eat-in kitchen, and a private parking space in front of the property. **Sole Agent**

020 7937 9976 chloe@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk

MOUNTGRANGE HERITAGE mh

Sheffield Terrace, W8 £1,275,000 Leasehold

A wonderful top floor apartment with direct access to a large undemised roof. Sheffield Terrace is an elegant and quiet street in the heart of Kensington, within the catchment area for Fox Primary School and just a few minutes from Kensington High Street, Notting Hill Gate, Kensington Gardens and Holland Park. There are numerous outstanding transport, dining and shopping opportunities within easy reach in both Kensington and Notting Hill. EPC=C. Reception room, two bedrooms, bathroom, kitchen, undemised roof terrace and communal gardens. **Sole Agent**

020 7221 2277 sam@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk

Bayswater **020 7402 0070** Kensington **020 7937 9976** North Kensington **020 8960 0181** Notting Hill **020 7221 2277**

MOUNTGRANGE HERITAGE

Gregory Place, W8 £1,250 per week Fees Apply
A wonderfully bright house in this prime location just off Kensington Church Street. Notting Hill Gate and Kensington High Street are a short walk away. EPC=E. Reception room, two bedrooms, three bathrooms and kitchen. Furnished.
020 7221 2277 abigail@mountgrangeheritage.co.uk

Ladbroke Grove, W11 £575 per week Fees Apply
On the third floor of this landmark Grade II listed building this flat is wonderfully bright and superbly located close to Notting Hill and Westbourne Grove. EPC=F. Reception room, two bedrooms, bathroom and kitchen. Furnished.
020 7221 2277 petra@mountgrangeheritage.co.uk

Chesterton Road, W10 £475 per week Fees Apply
On the raised ground floor of a handsome period property this flat has high ceilings, hardwood flooring and a stylish interior. Well positioned for access to the tube, shops and restaurants. EPC=D. Reception room, bedroom, bathroom and kitchen. Furnished.
020 7221 2277 joel@mountgrangeheritage.co.uk

Strathmore Gardens, W8 £775 per week Fees Apply
A beautifully presented property that has been refurbished to the highest standard featuring an open-plan kitchen/living room with floor-to-ceiling windows, slate tiles and underfloor heating. EPC=D. Reception room, two bedrooms, bathroom and kitchen. Furnished. **Sole Agent**
020 7221 2277 abigail@mountgrangeheritage.co.uk

Alma Terrace, W8 £5,900 per week Fees Apply
A magnificent family house in the heart of Kensington which has been redesigned to optimise space and light. EPC=D. Drawing room, dining room, cinema room, family room, seven bedrooms, four bathrooms, office, dressing room, kitchen, utility room, garden and roof terrace. Furnished or Unfurnished.
020 7221 2277 neha@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk

Bayswater **020 7402 0070** Kensington **020 7937 9976** North Kensington **020 8960 0181** Notting Hill **020 7221 2277**

MOUNTGRANGE HERITAGE mh

Bassett Road, W10 £595 per week Fees Apply
Within an elegant double-fronted villa this stylish split-level property is superbly presented with excellent entertaining space and two generous bedrooms. EPC=E. Reception room, two bedrooms, bathroom, kitchen and private garden. Furnished.
020 7221 2277 petra@mountgrangeheritage.co.uk

Oliphant Street, W10 £625 per week Fees Apply
Charming cottage in the heart of the Queens Park Estate refurbished to an exacting standard with exquisite good taste and attention to detail. EPC=D. Reception room, three bedrooms, bathroom, kitchen and paved garden. Furnished or Unfurnished.
020 7221 2277 neha@mountgrangeheritage.co.uk

Hornton Street, W8 £550 per week Fees Apply
Superb first floor one bedroom flat benefitting from wooden floors throughout and excellent storage. Located just moments from Kensington High Street. EPC=C. Reception room, bedroom, bathroom, open-plan kitchen and communal garden. Furnished.
020 7221 2277 abigail@mountgrangeheritage.co.uk

Artesian Road, W2 £2,950 per week Fees Apply
This stunning Victorian family house has been beautifully designed and benefits from a gorgeous south-facing paved garden and generous entertaining space. EPC=D. Two reception rooms, five bedrooms, three bathrooms, kitchen, garden and off-street parking. Unfurnished.
020 7221 2277 joel@mountgrangeheritage.co.uk

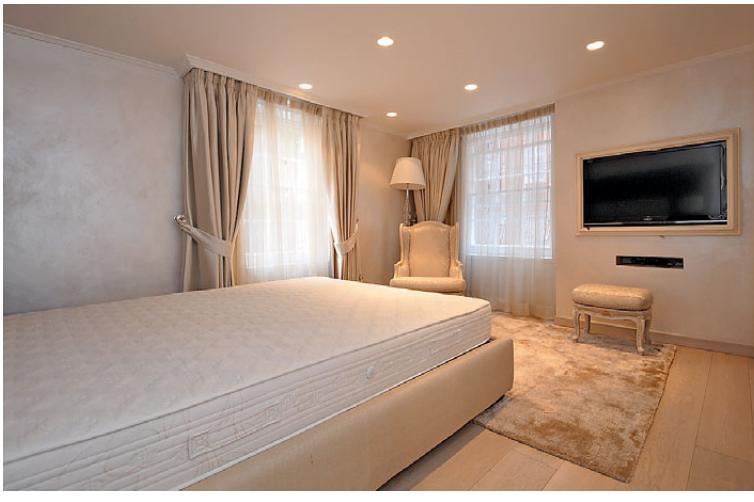
Dukes Lane, W8 £2,500 per week Fees Apply
A deceptively spacious house tucked away on this quiet street just off Kensington Church Street. Featuring a master suite occupying the top floor with his-and-hers bathrooms. EPC=E. Two reception rooms, four bedrooms, four bathrooms, kitchen, garage and patio garden. Furnished. **Sole Agent**
020 7221 2277 petra@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk

Bayswater **020 7402 0070** Kensington **020 7937 9976** North Kensington **020 8960 0181** Notting Hill **020 7221 2277**

Anscombe & Ringland

ACADEMY GARDENS, DUCHESS OF BEDFORDS WALK, W8



key FEATURES

PRESTIGIOUS DEVELOPMENT

CONCIERGE SERVICE

FIRST FLOOR (LIFT ACCESS)

TWO RECEPTION ROOMS

KITCHEN

THREE BEDROOMS

THREE BATHROOMS

GUEST CLOAKROOM

UNDERGROUND PARKING SPACE

CURRENT EPC RATING: E

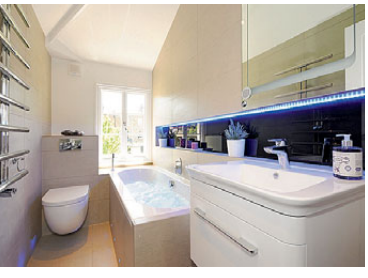
£6,500,000

LEASEHOLD

Notting Hill Gate Office
t: 020 7727 7227
e: nottinghill.sales@anscombes.co.uk
15 Notting Hill Gate, London, W11 3JQ

Anscombe & Ringland

NEWTON ROAD, W2



key FEATURES

PERIOD CONVERSION

COMPLETELY RE-MODERNISED

SECOND FLOOR

HIGH CEILINGS

22FT RECEPTION ROOM/KITCHEN

MASTER BEDROOM WITH EN-SUITE SHOWER

SECOND BEDROOM

FAMILY BATHROOM (WITH JACUZZI BATHTUB)

ACCESS TO COMMUNAL GARDEN

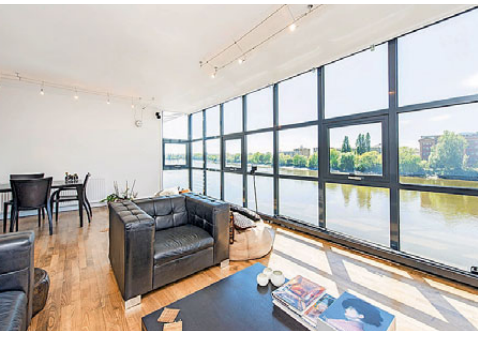
CURRENT EPC RATING: F

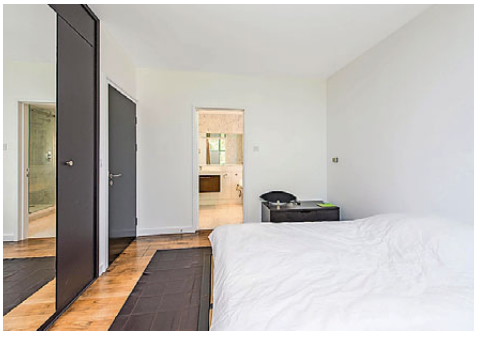
£1,200,000

LEASEHOLD

Notting Hill Gate Office
t: 020 7727 7227
e: nottinghill.sales@anscombes.co.uk
15 Notting Hill Gate, London, W11 3JQ

jackson-stops.co.uk





Thames Reach, W6

A two double bedroom apartment located on the second floor of a riverside development designed by Richard Rogers.
Reception room with floor to ceiling windows, kitchen, 2 double bedrooms, 2 bathrooms; porter, private parking, lift access. EPC rating C

£1,575,000 Share of Freehold TH61903

People Property Places

Offices in London and across the country

Holland Park

020 7727 5111

holland.park@jackson-stops.co.uk

OnTheMarket.com

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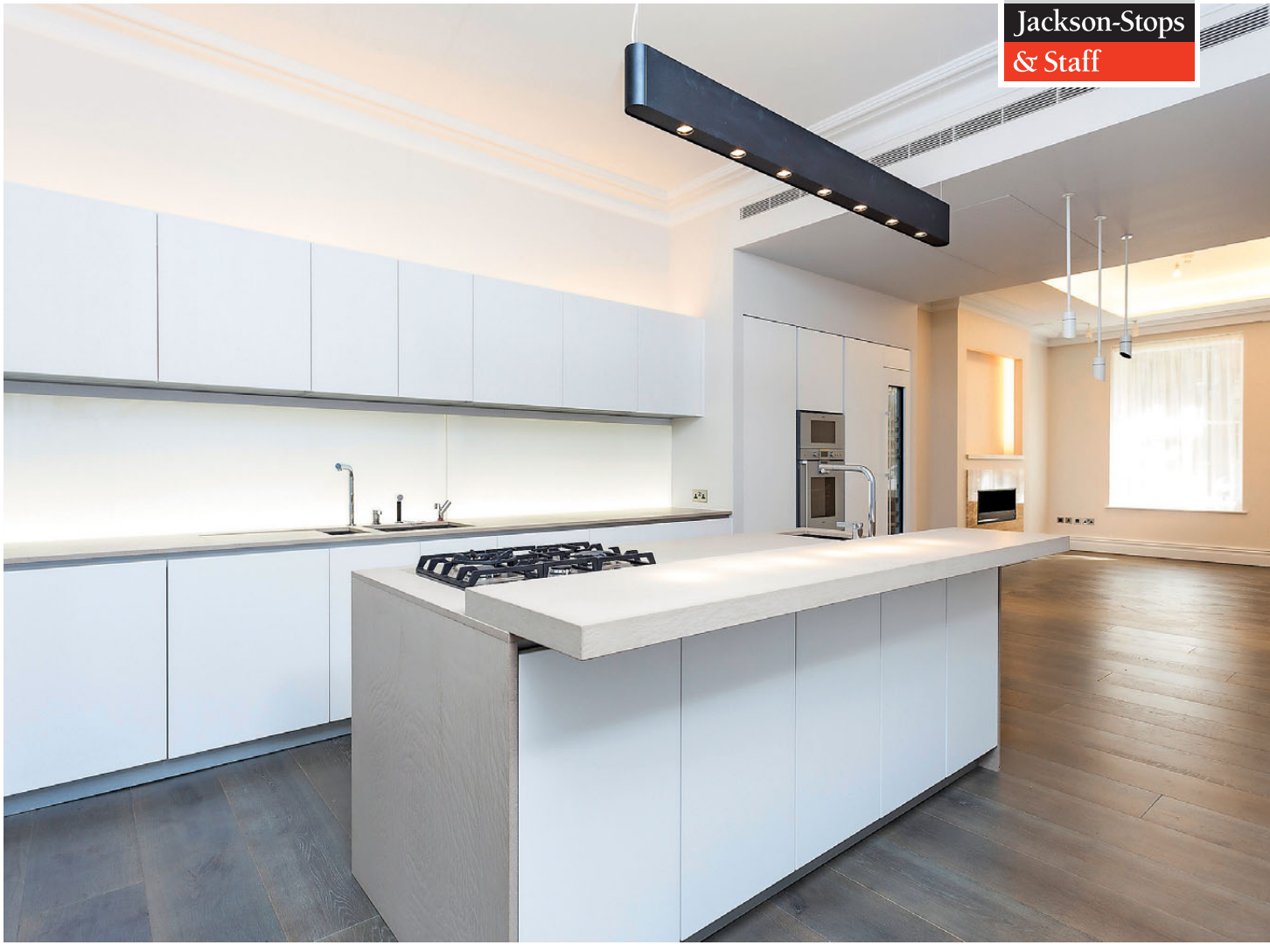

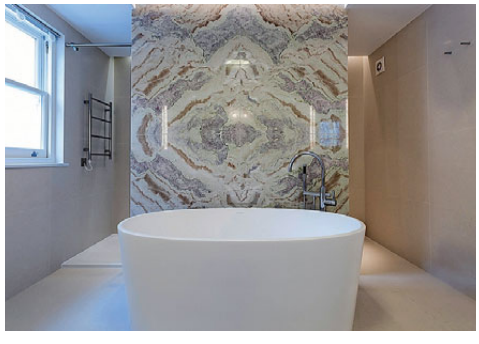

Queen's Gate, SW7

Situated at the top end of Queen's Gate is this newly refurbished split level flat, located 0.6 miles from High Street Kensington station.

Open plan reception room/kitchen, 3 en suite double bedrooms, WC, storage, private outside space.

EPC rating C

£3,400,000 Leasehold (approx. 999 years remaining) TH59099

People Property Places

Offices in London and across the country

Holland Park

020 7727 5111

holland.park@jackson-stops.co.uk

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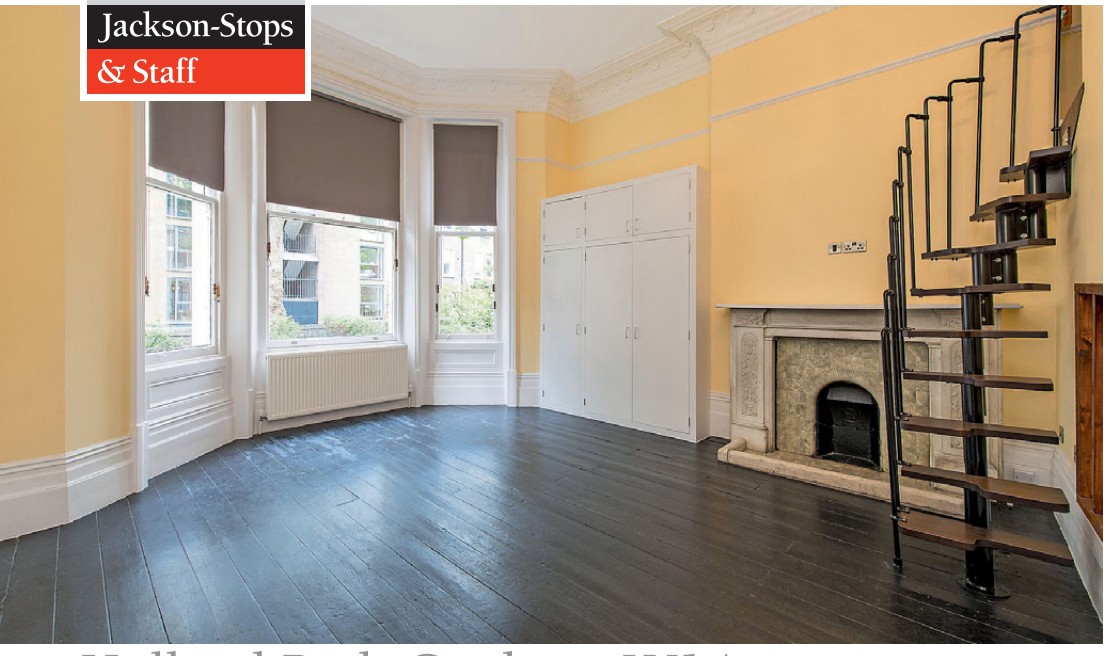
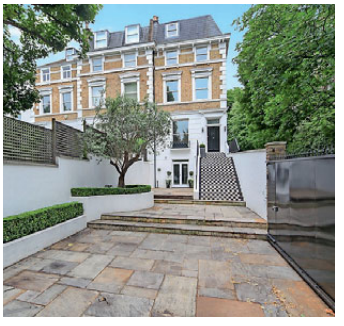
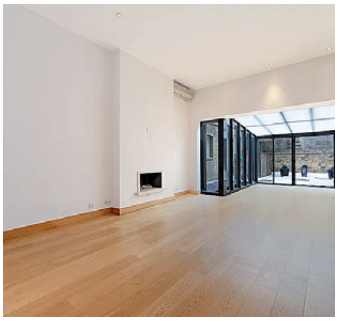
jackson-stops.co.uk



Holland Park Gardens, W14

An apartment on the raised ground floor of this period building.
Reception room, separate kitchen, 2 bedrooms, 2 bathrooms, direct access to communal gardens.
Flexible furnishings. EPC rating C
£850 per week (fees apply)
Holland Park 020 7727 5222 TH61355





Holland Park Avenue, W11

A house in a central location in Notting Hill, just 0.2 miles from Notting Hill Gate underground station.
Double reception room, 55 ft. eat-in kitchen, 4 double bedrooms, 4 bathrooms, 75 ft. front garden; off street parking.
Unfurnished. EPC rating F
£4,500 per week (fees apply)
Holland Park 020 7727 5222 TH61991

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OUR WORLD

The team at John Wilcox & Co tell us why now is a buyers' market in Notting Hill, Holland Park and Kensington

SIMON LINDESAY-BETHUNE

OWNER & MANAGING DIRECTOR

I bought John Wilcox & Co almost ten years ago and since then, we've dramatically improved our service and offering. When I bought it, we only served Holland Park and we've since stretched our borders to include clients in Notting Hill, Kensington, Bayswater, Chelsea, Fulham and Westminster.

Clearly, the election result was good for us. A lot of people who were hesitant have started looking and put their properties on the market. The result is that for the moment at least, there is greater supply than demand and buyers can pick and choose.

My favourite thing about Holland Park is the park itself, especially the Kyoto Garden. It is the most personal and romantic of London's parks and, as I sit as a trustee for the Friends of Holland Park, I am passionate about its preservation as a local asset.

slb@johnwilcox.co.uk

ALEXANDRA MATHEW

SENIOR SALES NEGOTIATOR

Holland Park really is a little village. I have worked in several other areas of London and Holland Park is the most personal and friendly of them all. We have fantastic local shops (a butcher and baker – no candlestick maker but fabulous fruit and veg instead) and the locals often prefer to shop there instead of the supermarkets.

We have been tremendously busy since the election, and we have had a spate of recent sales at record levels. Although the market is oversupplied, we have proved time and again that good quality property is selling, and selling well if it is priced correctly.

This area really is a mixture of everything: it is vibrant, yet peaceful; busy, yet calm. Notting Hill is one of the most diverse communities in London and Kensington is famous for being one of London's best locations.

am@johnwilcox.co.uk

DANIEL SPRATLEY

HEAD OF RESIDENTIAL LETTINGS

I love the area in which I work as communications are excellent. Our landlords benefit hugely from the City and West End being so close on the Central line, and Heathrow is only 30 minutes away via the M4, the Heathrow Express or the tube.

Rents have been rising for 18 months or so and most of our properties are let within a matter of weeks. We have experienced a strong lettings market and tenants are renewing where possible. Properties across Holland Park, Notting Hill and Kensington make excellent investments as there are rarely voids and tenants stay in place for years.

There is a huge family community here, with all the support which that entails: superb schools, excellent local shops, restaurants and cafés, Westfield, fantastic network communications and of course Holland Park and Hyde Park.

ds@johnwilcox.co.uk

NICKY YAZDI

ACQUISITIONS CONSULTANT

Although I love the local area, I work in acquisitions so I understand and appreciate all the other parts of London where our clients may be looking.

It's certainly a buyer's market, and since the election we have seen supply increasing across London. We recently acquired two houses for clients – each for more than £15m – and in both cases, they were delighted.

London offers more than almost any other capital city. It has more multi-millionaires and is ranked third on the billionaires' list. It's the centre of the world for time and the financial and language capital of the world; it offers excellent infrastructure, political stability, a strong and stable economy, a transparent judicial system and superb lifestyle choices in terms of education, culture and entertainment. Why would you go anywhere else?

ny@johnwilcox.co.uk

Holland Park Avenue W11
£5,000,000
An excellent opportunity to purchase the freehold of the building, comprising four flats.

Porchester Place W2
£3,250,000
A wonderful family house in the heart of Connaught Village on the Hyde Park Estate.

Addison Avenue W11
£2,350 per week
This is an elegant, low-built house with a conservatory extension and west-facing rear garden.

Addison Road W14
£1,300 per week
Situated on this prestigious tree-lined road is this first-floor flat in an imposing, detached, period villa.

The resident

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Email: **info@vesperhomes.co.uk**

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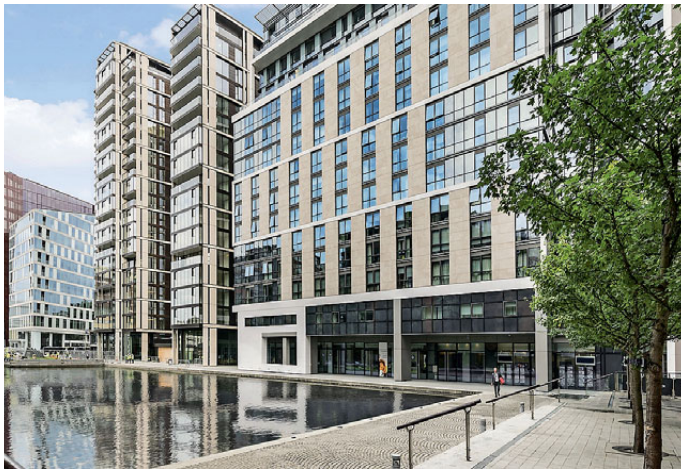
HOLLAND PARK HOLLAND PARK W11 £2,150,000 share of freehold

2 bedrooms | open-plan reception and kitchen | bathroom | first floor | high ceilings | fireplace | Epc F

Century 21
SOPHIA ELENA



MERCHANT SQUARE PADDINGTON W2 £1,360,000 leasehold

2 bedrooms | open-plan reception and kitchen | 2 bathrooms | storage | 24-hour concierge | parking | Epc B

10 Clarendon Road London W11 3AA

020 7229 1414

The London Agent

Chard

Notting Hill & Kensington	South Kensington & Chelsea	Fulham	Paddington & Bayswater	Brook Green	Pimlico
sales 020 7243 4500	sales 020 7373 8883	sales 020 7731 5115	sales 020 7402 4722	sales 020 7603 1415	sales 020 7244 4691
lettings 020 7792 0792	lettings 020 7244 7711	lettings 020 7384 1400	lettings 020 7402 4722	lettings 020 7603 0603	lettings 020 7976 5200